

Dealing Number



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1. Lessor ROCKHAMPTON REGIONAL COUNCIL	Lodger (Name, address, E-mail & phone number) Rockhampton Regional Council PO Box 1860 ROCKHAMPTON QLD 4700 Kellie.Anderson@rrc.qld.gov.au Ph: 07 4936 8051	Lodger Code 660
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2. Lot on Plan Description LOT 41 ON CROWN PLAN LN1518	County LIVINGSTONE	Parish HEWITTVILLE	Title Reference 49000621
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3. Lessee Given names SAILABILITY CAPRICORNIA INC.	Surname/Company name and number	(include tenancy if more than one)
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4. Interest being leased
State Reserve R751 for Landing Place Purposes.

5. Description of premises being leased
Part of Lot 41 on CP LN1518 as shown in the attached sketch plan as Lease 'A'.

6. Term of lease
Commencement date/event: 01/09/2012
Expiry date: 30/06/2017 and/or Event:
#Options: NIL
#Insert nil if no option or insert option period (eg 3 years or 2 x 3 years)

7. Rental/Consideration
See attached Schedule

8. Grant/Execution
The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule, the NRW Mandatory Standard Terms Document No. 711932933 and Standard Terms Document No. 713029791.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

..... Signature	
..... full name	See Annexure
..... qualification	/ /
Witnessing Officer	Execution Date
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec) Lessor's Signature

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... signature	
..... full name	See Annexure
..... qualification	/ /
Witnessing Officer	Execution Date
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec) Lessee's Signature

01037863

Title Reference [49000621]

8. Grant/Execution

The Lessor leases the premises described in item 5 to the Lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule, the NRW Mandatory Standard Terms Document No. 711932933 and Standard Terms Document No. 713029791.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Rockhampton Regional Council

..... signature

..... full name

..... qualification

/ /
Execution Date

.....
Chief Executive Officer –
Evan Anthony Pardon
Lessor's Signature

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance

The lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

..... signature

..... full name

..... qualification

/ /
Execution Date

(X)

(X)



Secretary

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Sailability Capricornia Inc

Lessee's Signature



Title Reference [49000621]

REFERENCE SCHEDULE

- Item 1: **Term:**
4 years 10 months
- Item 2: **Rent**
\$545.45 per annum (excluding GST)
- Item 3: **Review Date(s) (including option periods) (CPI/Market/Fixed):**
- | | |
|-------------------------------------|---|
| (a) CPI Review Dates | N/A |
| (b) Market Review Dates | N/A |
| (c) (i) Fixed Increase Dates | 1 st July each year |
| (ii) Fixed Increase Percent | The Trustee reserves the right to amend the Rent in compliance with any adopted changes to Rockhampton Regional Council's Fees & Charges Policy for Sport & Recreation. |
- Item 4: **Minimum Increase Percentage**
100% (means rent not to decrease)
- Item 5: **Agreed Proportion of Outgoings**
100%
- Item 6: **Permitted Use**
Conduct of the club activities associated with Sailability Capricornia Inc.
- Item 7: **Trustee's Address for Notices**
PO Box 1860, ROCKHAMPTON QLD 4700
- Item 8: **Trustee Lessee's Address for Notices**
PO BOX 2134
YEPPOON QLD 4703
- Item 9: **Early Termination Dates**
N/A
- Item 10: **Bank Guarantee**
N/A
- Item 11: **Guarantors**
N/A

Title Reference [49000621]

SPECIAL CONDITIONS

The parties agree that the Special Conditions form part of this Trustee Lease and, subject to clause 1.3 of the Mandatory Standard Terms Document, where there is any inconsistency between the Special Conditions and the other provisions of this Trustee Lease, the Special Conditions will prevail. The Special Conditions are:

1. The Trustee Lessee owns the Building on the **Premises**, for which the Trustee Lessee is responsible for all maintenance.
2. Remove Clause 5.1 (e) of Standard Term Document 713029791.
3. Clause 4.3 of Standard Terms Document No. 713029791 be amended to insert '4.2(h)' after '4.2(g)'.
4. The Lessee must attend at least one Rockhampton Regional Council event per year to promote the Club (e.g. Sports Expo).
5. The Lessee must hold at least one community come and try event per year and notify the Lessor (Council's Sport and Education Unit) of the details of this activity at least twenty-eight (28) days in advance.
6. The Lessee must provide the Lessor (Council's Sport and Education Unit) with current membership numbers upon execution of the Lease, and provide updated membership numbers by 31 January each subsequent year.
7. The Lessee must provide the Lessor (Council's Sport and Education Unit) with proposed usage times and days upon execution of the Lease, and by 31 January each subsequent year.

Title Reference [49000621]

