

**LEASE**

Shire of Denmark  
and  
Denmark Surf Life Saving Club (Inc)  
Reserve 24913  
“Denmark Surf Club”

WESTERN AUSTRALIA  
LAND ADMINISTRATION ACT 1997  
TRANSFER OF LAND ACT 1893 AS AMENDED

### LEASE OF CROWN LAND (L)

DESCRIPTION OF LAND (Note 1)

Portion of Reserve 24913  
  
Lot 7625 on Deposited Plan 216756

EXTENT	VOLUME	FOLIO
Portion	3083	166

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 2)

LESSOR/LESSORS (Note 3)

**SHIRE OF DENMARK**  
**953 SOUTH COAST HIGHWAY DENMARK**

LESSEE/LESSEES (Note 4)

**DENMARK SURF LIFE SAVING CLUB (INC)**  
**PO Box 253**  
**DENMARK WA 6333**

TERM OF LEASE (Note 5)

Twenty one (21) Years                      0 Months                      0 Days  
  
Commencing from the    First (1) day of    January in the year                      2010

THE LESSOR HEREBY LEASES TO THE LESSEE the land above described subject to the encumbrances as shown hereon (Note 6)

for the above term for an annual rental of \$1.00 which shall be deemed to have been paid by the Lessee to the Lessor.

**Shire of Denmark  
("the Lessor")**

**and**

**Denmark Surf Life Saving Club (INC)  
("the Lessee")**

**LEASE**

**Reserve 24913**

RESERVE 24913 IS VESTED IN THE LESSOR FOR THE PURPOSE OF PARK LAND AND RECREATION WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING TWENTY-ONE (21) YEARS SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS AND THIS LEASE IS SUBJECT TO THE COVENANTS AND POWERS IMPLIED UNDER THE *LAND ADMINISTRATION ACT 1997* AND THE *TRANSFER OF LAND ACT 1893* AS AMENDED (UNLESS HEREBY NEGATIVED OR MODIFIED) AND TO THE COVENANTS AND CONDITIONS CONTAINED HEREIN.

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**THIS LEASE** is made the First day of January 2010 BETWEEN the Lessor named in Item 1 of the Schedule hereto and the Lessee named in Item 2 of the Schedule hereto.

**WHEREAS:**

The Lessor has agreed to lease and the Lessee has agreed to take on lease, the land described in Item 3 of the Schedule hereto (which together with the buildings erections improvements fixtures and fittings thereon are collectively hereinafter "the Leased Premises") for the Term and on commencement date stated in Item 4 of the Schedule hereto.

**1. THE LESSEE COVENANTS WITH THE LESSOR:**

**TO PAY RENT**

To pay on or before the due date for payment the rent reserved at the times and in the manner stated in Item 5 of the Schedule hereto.

**TO PAY OUTGOINGS**

To pay and discharge on or before the due date for payment all present and future outgoings including all rates and taxes, charges, assessments, licence fees, duties, impositions, penalties and other outgoings whatever which now or at any time during the Term are assessed and charged upon or in respect of the Leased Premises or the use or occupation of the Leased Premises or any part of the Leased Premises and any amount for telephone or gas consumed in the Leased Premises.

**COMPLY WITH LEGISLATION**

At all times during the Term to duly and punctually comply with, observe and carry out and conform to the provisions of all statutes (State or Federal) and all subsidiary legislation now or hereafter in force and all requirements and orders of any authority, statutory or otherwise, which affect the leased premises or the use of the Leased Premises or which impose any duty or obligations upon the owner or occupier of the Leased Premises.

**TO REPAIR AND MAINTAIN**

At the Lessee's own expense other than structural building repairs which shall be at the expense of the Lessor to keep and maintain the Leased Premises in good repair, order and condition including painting of internal surfaces, and clean and free of refuse and vermin.

"*Structural Building Repairs*" means substantial and major repairs or replacement of essential structures relating to all loads, internal actions, material properties and foundation conditions that significantly affect structural sufficiency or serviceability including but not limited to:

- Floors
- Concrete Slab
- Masonry
- Roof Covering and Roof Structure
- Footings and Foundations
- Painting of External Surfaces
- Outer Walls of any construction but does not include windows, doors, doorframes and door furniture
- Ceilings
- Sewerage, drainage and water supply but does not include taps and other visible water fittings.

**NOTICE OF DAMAGE**

To inform the Lessor in writing of any damage to or defect in the Leased Premises likely to cause any injury to any persons thereon immediately the Lessee becomes aware of it.

## **PREMISES UNFIT FOR OCCUPATION**

If the leased premises or any part be destroyed or damaged by fire or any other cause so as to be unfit for occupation and use and any insurance cover taken out by the Lessee or Lessor in respect of the building and improvements erected on the lease premises shall not have been vitiated or payment of the policy moneys refused then the Lessor may serve on the Lessee fourteen (14) days written notice to determine this Lease SUBJECT HOWEVER to the Lessee remaining liable for all breaches of covenant up to the expiration notice.

If the extent or nature of the damage done by fire or any other cause to the leased premises or to the buildings erected on part of the leased is such that the Lessor desires to reinstate or rebuild as the case may be the leased premises and or the buildings to a different style scale or size the Lessor may serve on the Lessee fourteen (14) days written notice to determine the Lease SUBJECT HOWEVER to the Lessee remaining liable for all breaches of covenant up to the expiration of the notice.

If the lease is determined in accordance with the above then the Lessor will refund to the lessee that portion of the rental pro rata from the date of such determination.

## **USE OF LEASED PREMISES**

To use the Leased Premises only for the purpose of carrying on in a proper manner the objects of the Lessee as set out in its constitution or Articles of Association.

## **NUISANCE**

Not to allow anything to be done or to occur in or about the Leased Premises which is noxious, offensive or audibly or visually a nuisance.

## **NOT DAMAGE TREES**

Not to destroy, cut down, prune or damage any living tree on the Leased Premises without the Lessor's consent.

## **PAY LESSOR'S EXPENSES**

To pay to the Lessor on demand all sums of money which the Lessor may pay or expend in connection with performing, discharging or executing any requisition or works or abating any nuisance referred to in the preceding provisions of this Lease and which the Lessee fails to perform, discharge, execute or abate.

## **NO ASSIGNMENT**

Not to assign, mortgage, sub-let or part with the possession of or dispose of the Lease Premises or any part of the Leased Premises or the benefit at law or in equity of this Lease without the prior written consent of the Lessor and, if required by law, of the Minister for Lands having first being obtained.

## **INDEMNITY**

The lessee shall indemnify and shall hold indemnified the Minister for Lands and the Lessor from and against all actions claims demands losses costs and expenses which the Minister for Lands or Lessor sustains or incurs or for which the Minister for Lands or Lessor becomes liable whether during or after the Term in respect or arising from:

### **Breach of Covenant**

Loss, damage or injury from any cause to property or person upon the Demised Premises occasioned or contributed to by the neglect or default of the Lessee or its servants agents sub-tenants or other person claiming through or under the Lessee to observe or perform any covenant condition, regulation or restriction on the part of the Lessee hereunder whether positive or negative expressed or implied.

### **Misuse**

The negligent or wilful misuse waste or abuse by the Lessee or its servants agents or other persons claiming through or under the Lessee of any water, gas, electricity or other services to the Demised Premises.

#### Escape of Harmful Agent

The overflow leakage or escape of water, fire, gas, electricity, any other harmful agent or contamination within the meaning of that term under the Contaminated Sites Act 2003 in or from the Demised Premises caused by or contributed to by any act or omission on the part of the Lessee or its servant's agents or any other person in the Demised Premises with the express or implied consent of the Lessee.

#### Failure to Notify

The failure of the Lessee to notify the Lessor of any known danger in or about the Demised Premises.

#### Use of Demised Premises

Loss (including loss of life), damage or injury from any cause to property or person caused or contributed to by the use of Demised Premises by the Lessee or its servant's agents or any other persons in the Demised Premises.

#### Personal Injuries

Loss, damage or injury sustained by the Lessee or any servant, workman, employee, client, customer, visitor, invitee or licensee of the Lessee or any member of the public in, upon or about the Demised Premises.

### **PROPERTY INSURANCE**

The Lessor will insure and keep insured the Leased Premises under its own policies of insurance and the Lessee shall pay to the Lessor the sum of \$500 excess for each claim and the Lessor shall at its own cost meet all other costs not met by the insurer. The Lessor may determine to not seek reinstatement or replacement of any structure so insured.

### **PUBLIC LIABILITY INSURANCE**

To effect and keep effected in respect of the Leased Premises adequate public risk insurance in the names of the Lessor and the Lessee for their respective rights and interests in any amount not less than \$10,000,000 in respect of any one claim with an insurance company approved by the Lessor.

### **NOT TO INVALIDATE INSURANCES**

Not to do or permit or suffer to be done in, about or upon the Leased Premises any act or thing whereby any policy of insurance may become void or voidable.

### **PROOF OF INSURANCE**

To deliver to the Lessor on or before the expiration of each year of the Term and at any other time upon the request of the Lessor valid certificates of currency in respect of all such insurance policies issued by the insurance companies with which the policies have been effected by the Lessee.

### **BANKRUPTCY OF LESSEE**

That if the Lessee shall become bankrupt or make any arrangements with its creditors or in any way avail or attempt to avail itself of the Bankruptcy Act or suffer a Judgement or Execution to be levied against it in any form then in that case (but subject to the provisions of the Bankruptcy Act 1966) then the Lessor may at the Lessor's option re-enter upon occupy and resume possession of the leased premises and thereupon this Lease and the term hereby created shall cease and determine but without releasing the Lessee the right of action of the Lessor in respect of any breach of the covenants conditions and stipulations contained or implied in this lease.

### **TO YIELD UP**

At the expiration or sooner determination of the Term of the Lease to yield up the Leased Premises in such state of repair and condition as is consistent with the proper performance by the Lessee of the covenants contained in this Lease and to remove from the Leased Premises such fixture, fitting, plant, equipment or other property in or upon the Leased Premises as the Lessor shall require the Lessee to remove and the Lessee must on such removal forthwith make good any damage which is occasioned by such removal.

## **2. THE LESSOR HEREBY COVENANTS WITH THE LESSEE:**

### **NO INTERFERENCE BY LESSOR**

That subject to the terms and conditions of this lease the Lessee may use and occupy the Leased Premises during the term of the Lease without any interference from the Lessor or any person claiming any interest in the Leased Premises through the Lessor.

### **LEASE COSTS**

The Lessor shall at its own expense pay for all costs for the preparation stamping and registration of this Lease.

## **3. THE LESSOR AND THE LESSEE AGREE THAT:**

### **DEFAULT BY LESSEE**

If during the Term the Lessee makes default in the due performance or observance of any of the Lessee's Covenants and such default is not remedied within 30 days after notice thereof is given by the Lessor or if the Lessee is wound up or ceases to operate then the Lessor may terminate this lease and the rights of the Lessee under this lease provided that if the default is capable of being remedied by the Lessor, then the Lessor may in its discretion itself remedy the default or cause it to be remedied (for which purpose the Lessor by agents, workmen or otherwise has full power to enter upon the Leased Premises) and the costs and expenses incurred by the Lessor in remedying the default or causing it to be remedied are a debt payable by the Lessee to the Lessor on demand.

### **TERMINATION OF LEASE**

The Lessor may terminate this Lease by giving six (6) months' written notice to the Lessee, notwithstanding that the Lessee is not in default and notwithstanding that the term of the Lease has not expired and the Lessee may terminate this Lease by giving three (3) months written notice to the Lessor notwithstanding that the term of the Lease has not expired. Such termination by either party does not waive the rights of the Lessor and/or the Lessee to seek a payment for compensation.

### **HOLDING OVER**

If the Lessee remains in possession of the Leased Premises with the permission of the Lessor after the expiration or sooner determination of the Term the Lessee will hold the Leased Premises as a monthly tenant subject to all the covenants and conditions contained in this Lease as far as they are applicable to a monthly tenancy and the tenancy so constituted may be terminated by one month's notice given by either party which notice may be given so as to expire at any time.

### **ARBITRATION**

Any dispute or difference arising between the parties in respect of any of the matters referred to in this Lease shall be referred to arbitration under the provisions of the Commercial Arbitration Act 1985.

### **NOTICES**

Any notice to be served on the Lessee under this Lease is to be served by the Lessor by delivery to the Lessee at the Leased Premises.

### **SPECIAL TERMS**

The Lessor and the Lessee will each comply with and observe and perform their respective obligations under any special term or condition shown at Item 6 of the Schedule hereto.

## The Schedule

1. Lessor Shire of Denmark of South Coast Highway, Denmark WA 6333.
2. Lessee Denmark Surf Life Saving Club
3. Leased Premises Part Reserve 24913 (Scotsdale Location 7625) hachured "red" on the plan attached here to.
4. Term of Lease 21 years commencing on 1<sup>st</sup> January 2010 and expiring on 31<sup>st</sup> December 2031.
5. Annual Rent One Dollar (\$1) per annum plus GST for each year of the Term of Lease.
6. Special Conditions
  - (a) On the production of a receipt for payment of the Local Government rate assessment notice in the financial year such levies and payment is made the Lessor shall reimburse the Lessee an amount equal to land rates with the Lessee to meet the cost of ESL refuse and interest (if any) charges showing on that notice.
  - (b) Councils Principal Building Surveyor at least on an annual basis inspect all leased buildings and land to ascertain their state of maintenance pursuant to the lease and priority for future and long term maintenance in conjunction with the lessee.
  - (c) The Lessor shall be responsible for the payment of all electricity and water consumption costs associated with the leased premises.



(d)

ATTESTATION SHEET

Executed by the parties as a Deed on the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_

LESSOR SIGNS HERE

The Common Seal of )  
SHIRE OF DENMARK )  
was hereunto affixed )  
in the presence of )

\_\_\_\_\_  
Cr Ross Thornton  
Shire President

\_\_\_\_\_  
Dale Stewart  
Chief Executive Officer

LESSEE SIGNS HERE

The Common Seal of the )  
Denmark Surf Life Saving )  
Club (INC) was hereunto )  
Affixed in the presence of: )

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary

**INSTRUCTIONS**

1. If insufficient space in any section, Additional Sheet, Form B1 should be used with appropriate headings. The boxed sections should only contain the words "see page..."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.
4. Where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production.

**NOTES**

1. **DESCRIPTION OF LAND**  
 Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.  
 Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If part, define by recital and/or sketch.  
 The Volume and Folio number to be stated.
2. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**  
 In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being leased that are recorded on the certificate(s) of title:  
 a) In the Second Schedule;  
 b) If no Second Schedule, that are encumbrances.  
 (Unless to be removed by action or document before registration hereof)  
  
 Do not show any:  
 (a) Easement Benefits or Restrictive/Covenant Benefits; or  
 (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a mortgage is shown, do not show any partial discharges or any document affecting either).  
 The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram. Strata/survey-strata plan encumbrances are to be described as "Interests on strata/survey-strata plan".  
 If none show "nil".
3. **LESSOR**  
 State the full name of the Lessor/Lessors (REGISTERED PROPRIETOR) as shown in certificate of title and the address/addresses to which future notices can be sent.
4. **LESSEE**  
 State full name of the Lessee/Lesseees and the address/addresses to which future notices can be sent. If two or more state tenancy e.g. Joint Tenants, Tenants in Common. If Tenants in Common specify shares.
5. **TERM OF LEASE**  
 Must exceed 3 years.  
 Term to be stated in years, months and days or as the case may be. Commencement date to be stated. Options to renew to be shown.
6. **RECITE ANY EASEMENTS TO BE CREATED**  
 Here set forth any Easements to be created as appurtenant to the lease commencing with the words "together with" and/or any Reservations hereby created encumbering the lease commencing with the words "reserving to".
7. State amount of yearly rental in figures.
8. State term of payment.
9. Insert any Covenants required.
10. **LESSOR/LESSEE EXECUTION**  
 A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The address and occupation of the witness must be stated.

**LEASE OF CROWN LAND (L)**

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

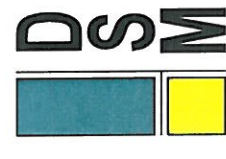
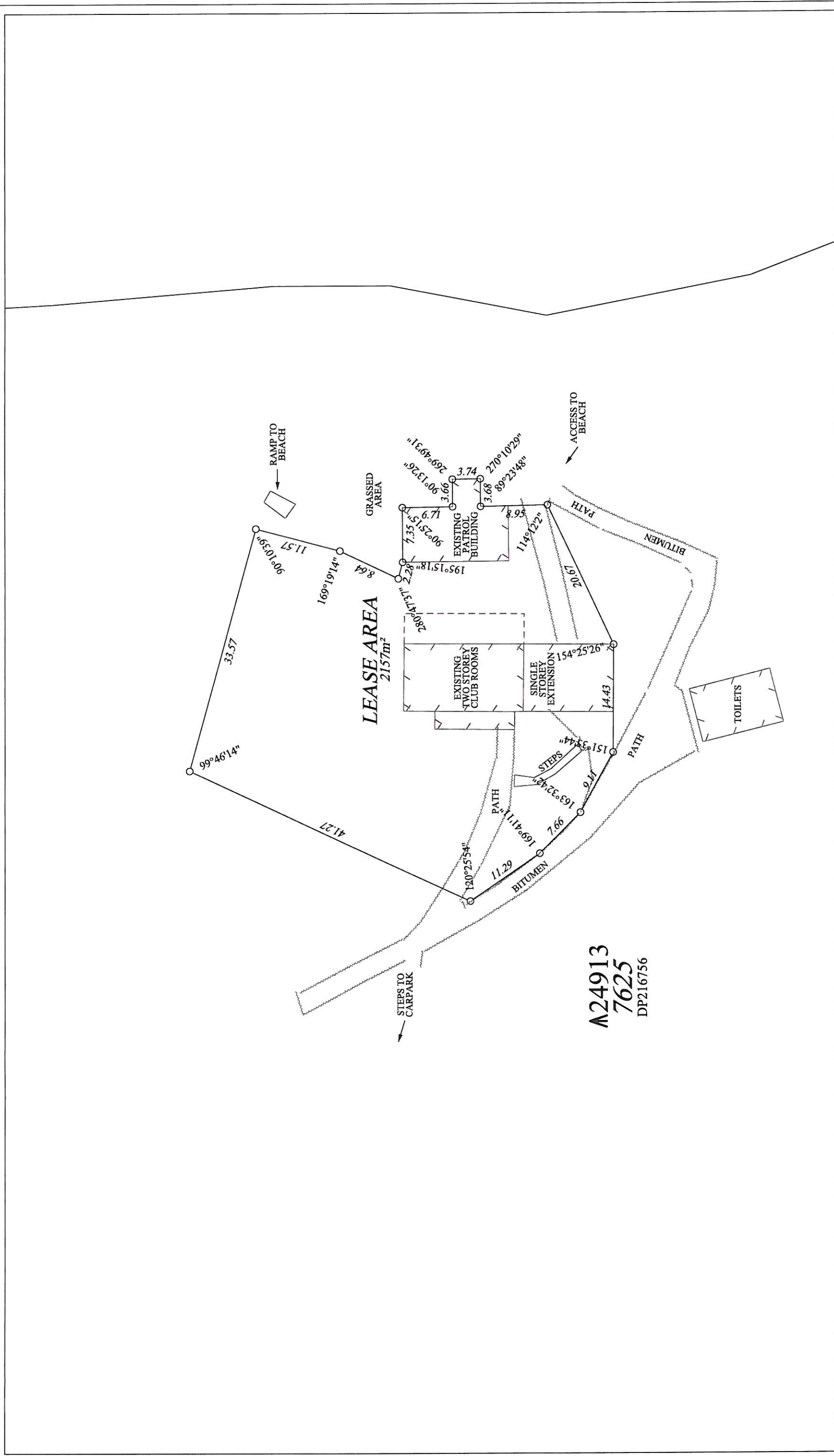
INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1. _____	Received Items
2. _____	Nos.
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

EXAMINED

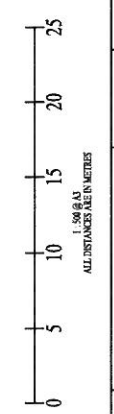


Denmark Survey & Mapping  
 PO Box 339  
 1 / 55 Strickland St, Denmark 6333  
 (08) 9848 2262

Ref : 995-01B

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ORIGINAL PLANNER:	N/A
ORIGINAL DRAFTER:	ABS
CREATED DATE:	04/02/2011
AERIAL DATA:	LANDGATE 2010
CADASTRAL DATA:	SCDB
TOPOGRAPHIC DATA:	Survey 06/08/2011



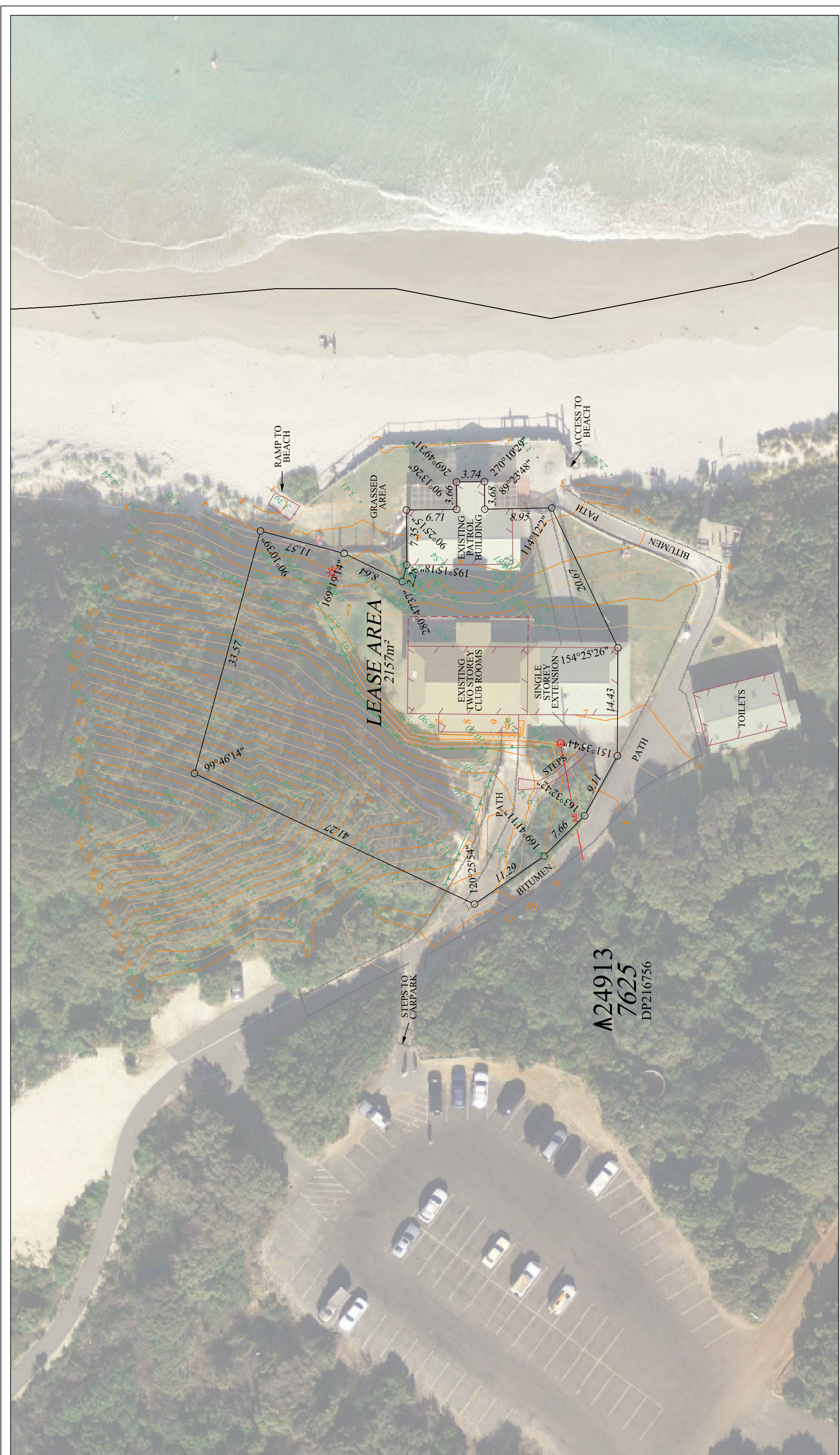
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**DENMARK SURF CLUB LEASE PLAN**  
**OCEAN BEACH ROAD**  
**DENMARK WA 6333**



THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. BOUNDARY LINES ARE REPRESENTATIONAL ONLY AND ARE SUBJECT TO SURVEY.





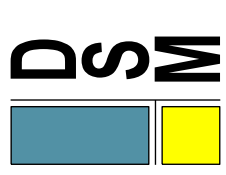
**DENMARK SURF CLUB LEASE PLAN**  
**OCEAN BEACH ROAD**  
**DENMARK WA 6333**



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
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G			
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E			
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C			
B	BOUNDARY CHANGE	ABS	04/10/2011
A	ORIGINAL	ABS	07/06/2011

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