

LEASE
Land Transfer Act 1952

If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule; no other format will be received.

Land Registration District

North Auckland

Certificate of Title No.

NA51D/267

All or Part? All

All

Area and legal description. Insert only when part or Street CT

Lessor Surnames must be underlined

RAM DATT and MADHU LATA DATT

Lessee Surnames must be underlined

RAM DATT and MADHU LATA DATT

Estate or Interest: Insert e.g. Fee simple; Leasehold in Lease No. etc.

Fee Simple

Term

999 years commencing on the 12 day of December 2003

Rental

10 cents per annum payable yearly in advance if demanded in writing by the Lessors before the commencement of the year for which it is payable.

Operative Clause

In consideration of payment of the rent the Lessors lease to the Lessee and the Lessee accepts on lease the flat to be held by the Lessee as lessee subject to the restrictions, conditions, and covenants set out in Memorandum Number 1995/4005 registered in the Land Registry Office for the above district together with the restrictions, conditions, and covenants contained in the attached Annexure Schedule all relating to the land in the above Certificate(s) of Title.

Dated this 20th day of January 2004

Attestation

<u>R. Datt</u> <u>M Lata</u>	Signed in my presence by the Lessor Signature of Witness <u>Bharat Parshotam</u> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name <u>Bharat Parshotam</u> Occupation <u>Barrister & Solicitor</u> Address <u>Auckland</u>
Signature, or common seal of Lessor	
<u>R. Datt</u> <u>M Lata</u>	Signed in my presence by the Lessee Signature of Witness <u>Bharat Parshotam</u> Witness to complete in BLOCK letters (unless typewritten or legibly stamped) Witness name <u>Bharat Parshotam</u> Occupation <u>Barrister & Solicitor</u> Address <u>Auckland</u>
Signature, or common seal of Lessee	

Certified correct for the purposes of the Land Transfer Act 1952

REF: 4140

Bharat Parshotam
Solicitor for the Lessee

Lease Intended for Use in Conjunction with Memorandum

BARFOOT & THOMPSON DISCOUNT

L 5880791.4 Lease

Cpy - 01/01, Pgs - 304.26/02/04.14:10



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Approved by Registrar-General
of Land under No. 1995/3002

LEASE

Land Transfer Act 1952

Law Firm Acting

Auckland District Law Society
REF: 4140

This page is for Land Registry Office use only.
(except for "Law Firm Acting")

Annexure Schedule

LEASE

Dated

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of

Pages

Additional Lease Details

Description of flat: Flat 1 and garage/carport on DP 322207

Restricted area: That part of the land on DP 322207 marked " A "

~~Staged development area: That part of the land on DP _____ marked " "~~

Common area: That part of the land on DP 322207 marked "Common Area"

Land share: A one-half share

~~Maximum number of dwelling units for staged development area: _____~~

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

R. Datt
M Lata

R. Datt
M Lata

SP

To the District Land Registrar
North Auckland Registry

1. Please issue a composite certificate of title for:-
 - (a) the share in the lessors' estate, and
 - (b) the leasehold estate created by the within lease.
2. Please note on the said composite title the restrictive covenant contained in clause 12 of Schedule C of the within lease.



.....
Solicitor for both the Lessors and Lessee.