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**NCC Lease**

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| (a) The name and business address of the contractor.   | Mr Andrew Kent Osbourne as trustee for the AKO Discretionary Trust – PO Box 6, Paradise Point, Queensland 4216 (as Landlord).<br>John Holland Rail Pty Ltd - C/- Level 6, 235 Pymont Street, NSW 2009 (as Tenant).   |
| (b) Particulars of any related body corporate (within the meaning of the Corporations Act 2001 of the Commonwealth) in respect of the contractor, or any other private sector entity in which the contractor has an interest, that will be involved in carrying out any of the contractor's obligations under the contract or will receive a benefit under the contract. | Not Applicable.  |
| (c) The date on which the contract became effective and the duration of the contract.  | The lease was executed on 5 February 2011, though it provides that it commences 1 January 2011. It will expire on 30 June 2021.  |
| (d) Particulars of the project to be undertaken, the goods or services to be provided or the real property to be leased or transferred under the contract.   | The Landlord leases premises at Tenancy 1, 117-121 Maitland Road, Mayfield to the Tenant.<br>CRIA has rights to have lease assigned to it.<br>CRIA anticipates that the lease will be registered and available to the public from Land Property Information NSW. |
| (e) The estimated amount payable to the contractor under the contract.   | No amount is payable by CRIA under this lease unless CRIA exercises rights to have the lease assigned to it.<br>Annual rent is \$270,300, to be paid monthly following rent free period. The Tenant is also required to pay a portion of outgoings.              |
| (f) A description of any provisions under which the amount payable to the contractor may be varied.  | The lease provides for fixed rental increases of 3.5% per annum.<br>The lease provides for market review of rent, with determination to be made  |

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|     |  | by third party valuer in absence of agreement.                 |
| (g) | A description of any provisions with respect to the renegotiation of the contract.   | Lease provides for market review of rent as referred to above. |
| (h) | In the case of a contract arising from a tendering process, the method of tendering and a summary of the criteria against which the various tenders were assessed. | Not applicable.  |
| (i) | A description of any provisions under which it is agreed that the contractor is to receive payment for providing operational or maintenance services.              | Not applicable.  |
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