

**Deed of Renewal and Variation of Lease
Workshop A, Shed No 1, 362 Matakana Valley Road, Matakana**

PARTIES:

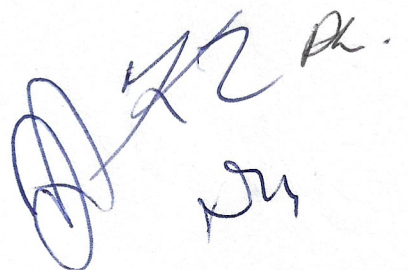
1. **Three Blokes Limited** ("the Landlord")
2. **Bespoke Projects Limited** ("the Tenant")
3. **Derek William Letcher** ("the Guarantor")

BACKGROUND:

- A. The parties are the current landlord and tenant pursuant to a Deed of Lease dated 29th May 2018 ("the Lease") over premises at Workshop A, Shed No. 1, 362 Matakana Valley road, Matakana.
- B. The Lease expires on 14 June 2024. The parties have agreed upon a renewed term of four years from 15 June 2024.
- C. The landlord and tenant have agreed to vary the Lease on the terms set out in this Deed.
- D. The Guarantor has guaranteed the obligations of the tenant under the lease and will continue to do so during the term.

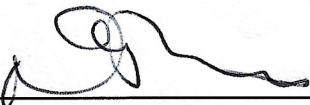
IT IS AGREED:

1. The term of the Lease is renewed for a period of four years from 15 June 2024 to 14 June 2028.
2. The parties acknowledge there shall be no market rent review due for 15 June 2024. The parties acknowledge there shall be a CPI rent review due for 15 June 2024 calculated in accordance with the Second Schedule, clause 2.5(a) and the Third Schedule, clause 48 of the Lease agreement dated 29 May 2018.
3. The Guarantor provides the same guarantee previously given under the Lease for the variations to the Lease.
4. The Tenant acknowledges that they lease the building on the same terms expressed or implied in the Lease and any Lease variations. The Tenant covenants with the Landlord that the Tenant shall duly and punctually perform and observe the terms and conditions of the Lease as varied.

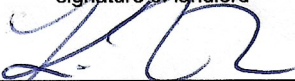


THIS DEED is signed on the 14th day of June 2024

Signed by the Landlord
Three Blokes Limited
in the presence of


signature of landlord

Dean Gordon Munro
(Director)


signature of landlord

Kim Margaret Munro
(Director)

Witness signature:



Witness occupation:

Self employed Gardener

Witness address:

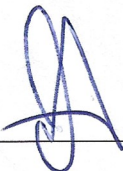
890 Tashua Rd
Warkworth

Signed by the Tenant
Bespoke Projects Limited
in the presence of


signature of tenant

Derek William Letcher
(Director)

Witness signature:



Witness occupation:

CABINET MAKER

Witness address:

1001 SANDSPIT RD
SANDSPIT

Signed by the Guarantor

in the presence of


signature of guarantor

Derek William Letcher

Witness signature:



Witness occupation:

CABINET MAKER

Witness address:

1001 SANDSPIT RD
SANDSPIT

