

**Deed of Variation of Lease  
Yard No 1, 362 Matakana Valley Road, Matakana**

**PARTIES:**

1. **Three Blokes Limited** ("the Landlord")
2. **Enviromental Restoration Services Limited** ("the Tenant")
3. **Eleanor Gaye Keen** ("the Guarantor")

**BACKGROUND:**

- A. The parties are the current landlord, tenant and guarantor pursuant to a Deed of Lease dated 15 May 2019 ("the Lease") over premises being Yard No.1, 362 Matakana Valley Road, Matakana as more particularly referred to in the lease.
- B. The landlord and tenant have agreed to vary the Lease on the terms set out in this Deed.
- C. 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 parties acknowledge there shall be no market rent review due for 01 April 2023.  
The parties acknowlege there shall be a CPI rent review due for 01 April 2023 calculated in accordance with the Second Schedule, clause 2.5(a) and the Third Schedule, clause 48 of the Lease agreement dated 15 May 2019.
2. The parties acknowledge there shall be no CPI rent review due for 01 April 2025.  
The parties acknowlege there shall be a market rent review due for 01 April 2025 calculated in accordance with the Second Schedule, clauses 2.1 to 2.4 of the Lease agreement dated 15 May 2019.
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 yard 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.

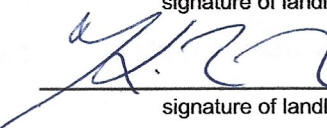
  


THIS DEED is signed on the 20th day of June 2023

Signed by the Landlord  
Three Blokes Limited  
in the presence of

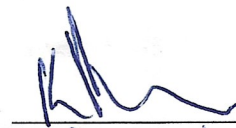
  
\_\_\_\_\_  
signature of landlord

Dean Gordon Munro  
(Director)

  
\_\_\_\_\_  
signature of landlord

Kim Margaret Munro  
(Director)

Witness signature:



Witness occupation:

Self employed

Witness address:

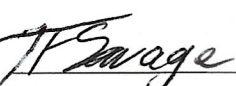
890 Tawhoa Rd  
Workworth.

Signed by the Tenant  
Enviromental Restoration Services Limited  
in the presence of

  
\_\_\_\_\_  
signature of tenant

Eleanor Gaye Keen  
(Director)

\*  
Witness signature:



Witness occupation:

Landscaper

Witness address:

S2 Grange St RD2  
Workworth 0982

\*  
Signed by the Guarantor

  
\_\_\_\_\_  
signature of guarantor

Eleanor Gaye Keen

in the presence of

Witness signature:



Witness occupation:

Landscaper

Witness address:

S2 Grange St RD2  
Workworth 0982