

Deed of Renewal of Lease

Date:

2023

Parties

Pūmahara One Limited (Landlord)

RD1 Limited (Tenant)

Background

- A. By deed of lease dated 1 December 2004 (**Lease**) Pahiatua One Limited leased to the Tenant the premises known shortly as 52 Main Street, Pahiatua and more particularly described in the Lease (**Premises**) for the term at the rental and on and subject to the terms set out in the Lease.
- B. The Lease was varied by deed of renewal and variation of lease dated 2 November 2018 between Linwood Downs Limited and the Tenant.
- C. The Landlord is now the landlord under the Lease.
- D. The Lease provides that the Tenant may renew the Lease on giving the prescribed notice.
- E. The Tenant has given the prescribed notice to the Landlord.

This deed records

- 1. The term of the Lease is renewed for 3 years from 29 July 2024.
- 2. The Landlord and the Tenant agree that the rent payable by the Tenant is to be reviewed as at 29 July 2024, which rent review will be completed separately closer to the rent review date.
- 3. This deed is the grant of a new lease pursuant to a right of renewal contained in the Lease but does not extend the term of the Lease beyond the final expiry date of the Lease (being the date on which the Lease expires after all rights of renewal have been exercised as provided in the Lease).
- 4. This deed may be executed by the parties in any number of counterparts, each of which when executed will constitute an original, but all of which together will constitute one and the same deed. The parties acknowledge that this deed may be executed on the basis of an exchange of fax or pdf copies and confirm that their respective execution of this deed by such means will be a valid and sufficient execution.
- 5. The parties agree that either party may sign this deed by electronic means. If a party signs this deed by electronic means, that party represents and warrants to the other party that the form of the electronic signature complies with the



requirements set out in section 228 of the Contract and Commercial Law Act 2017.

Signed by

Signed by **Pūmahara One Limited** as
Landlord by:



Director's signature

Paul Allen Nielsen

Director's full name



Director's signature

Graham Joseph Lawrence

Director's full name

Signed by **RD1 Limited** as Tenant by:



Director's signature

GRANT ASSTAIR DUNCAN

Director's full name

Director's signature

Director's full name

requirements set out in section 228 of the Contract and Commercial Law Act 2017.

Signed by

Signed by **Pūmahara One Limited** as
Landlord by:



Director's signature

Paul Allen Nielsen

Director's full name

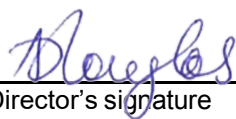


Director's signature

Graham Joseph Lawrence

Director's full name

Signed by **RD1 Limited** as Tenant by:



Director's signature

Anne Douglas

Director's full name

Director's signature

Director's full name



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.