

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 have agreed to a variation of the lease term as set in the original lease document and agree to extend the lease term for a further two(2) rights of renewal of two(2) years each from the original final expiry date of 31 March 2028 to a new final expiry date of 31 March 2032.
2. The parties acknowledge there shall be no market rent review due for 01 April 2025. The parties acknowlege there shall be a CPI rent review due for 01 April 2025 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.
3. The parties acknowledge there shall be no CPI rent review due for 01 April 2027. The parties acknowlege there shall be a market rent review due for 01 April 2027 calculated in accordance with the Second Schedule, clauses 2.1 to 2.4 of the Lease agreement dated 15 May 2019.
4. The parties acknowlege there shall be a CPI rent review due for 01 April 2029 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.
5. The parties acknowlege there shall be a market rent review due for 01 April 2031 calculated in accordance with the Second Schedule, clauses 2.1 to 2.4 of the Lease agreement dated 15 May 2019.
6. The Guarantor provides the same guarantee previously given under the Lease for the variations to the Lease.
7. 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

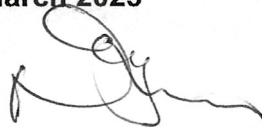
19TH

day of March 2025

Signed by the Landlord

Three Blokes Limited

in the presence of



signature of landlord

Dean Gordon Munro

(Director)

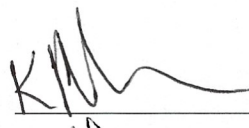


signature of landlord

Kim Margaret Munro

(Director)

Witness signature:

 Kelly Ryburn

Witness occupation:

Self employed gardener

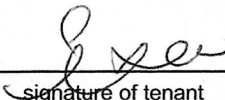
Witness address:

890 Tawhoa Road
Warkworth

Signed by the Tenant

Enviromental Restoration Services Limited

in the presence of



signature of tenant

Eleanor Gaye Keen

(Director)

Witness signature:

 Kelly Ryburn

Witness occupation:

Self employed Gardener

Witness address:

890 Tawhoa Rd
Warkworth

Signed by the Guarantor

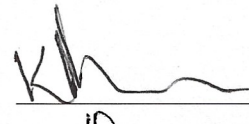
in the presence of



signature of guarantor

Eleanor Gaye Keen

Witness signature:

 Kelly Ryburn

Witness occupation:

Self employed Gardener

Witness address:

890 Tawhoa Road
Warkworth