

Reference Schedule

Item 1	Lessor:	Name: City of Mitcham Address: PO Box 21 Mitcham Shopping Centre TORRENS PARK SA 5062 Tel: 08 8372 8888 Email: jsquires@mitchamcouncil.sa.gov.au
Item 2	Lessee:	Name: ~~Amplitel Pty Ltd~~ Amplitel Pty Ltd as trustee for the Towers Business Operating Trust ACN: 648 133 073 ABN: 75 357 171 746 Address: c/- JLL 242 Exhibition Street MELBOURNE VIC 3000 Email: leaseadmin@amplitel.com
Item 3	Premises:	Those portions of the Land marked 'T' in FPX 49548 and 'FF' in FPX 48274 (copies of which appears in Schedule 1) and situated at Colebrook Drive, Eden Hills, South Australia 5050 For Lessee reference purposes only: JDE: 31861200 Tenure/Lease ID: 77757 & 81601 RFNSA Number: 5050001 AMS Ref: SA003002
Item 4	Land:	The whole of the land comprised in Certificate of Title Volume 6128 Folio 35
Item 5	Term:	Ten (10) years, commencing on the Commencement Date
Item 6	Commencement Date:	1 August 2025
Item 7	Terminating Date:	31 July 2035
Item 8	Rent:	\$30,000.00 per annum (exclusive of GST), subject to clause 3.1(b)
Item 9	Payment of Rent:	Yearly in advance by way of electronic funds transfer from the Commencement Date
Item 10	Permitted Use:	Use, inspection, construction, installation, replacement, operation, maintenance, alteration, repair, upgrade, access to and from and removal of the Facility for telecommunications, communications and any other lawful purposes in accordance with this Lease.
Item 11	Review of Rent:	The Rent is to be increased on each Review Date by 3.00% per annum during the Term and any Further Term
Item 12	Break Dates:	Each of the following dates: (a) the date that is 5 years before the Terminating Date of the Term; and (b) the date that is 5 years before the Terminating Date of any Further Term.
Item 13	Further Term	One further term of 10 years