



Telstra Property
Telstra Corporation Limited
c/- Jones Lang LaSalle (VIC) Pty Ltd
A.B.N. 28 004 582 423
Level 10, 242 Exhibition Street, Melbourne VIC 3000
Email: telstra.admin@ap.jll.com

Shire of Cocos(Keeling) Islands
PO Box 1094
Cocos (Keeling) Islands
WA 6799
Attn: Ms Suzie Bulka

By Email – leasing@cocos.wa.gov.au

16th May 2022

Re: Lease to Amplitel Pty Ltd (previously Telstra Corporation Limited – Part Lot 246 HI

Dear Suzie,

We refer to your email dated 12th May 2022.

We appreciated that your current commercial template is quite comprehensive and robust for the commercial leasing whilst we are only leasing some dirt for our tower to provide necessary mobile phone coverage within the Island.

In this particular case, we are of the view that using Amplitel’s standard doc (as provided to you via my email dated 13th May 2022) which is geared specifically for telecommunications/communications leasing would be more suitable and make the lease negotiations much simpler. In other words, the proposed standard document is more catered for the use of the land for telecommunications/communications purposes rather than a generic part of land lease. Having said that, we would be happy to consider any proposed amendments to our lease if it suits.

On top of that, we also summarised the following commercial terms for your consideration:

Lessee	Amplitel Pty Limited as trustee for the Towers Business Operating Trust ABN 75 357 171 746 (reviously Telstra Corporation Limited)
Land	Lot 1106 on DP30520
Premises	An area of 255 sq.m being marked as Lot 246 as shown on the attached plan. The tower/pole/mast (or similar) on the Premises is owned by Amplitel.
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 on the Premises and the Land in accordance with the Lease.
Term	2x10 consecutive leases
Commencement Date	1 st June 2022
Gross Rent	\$1 on demand
Rent Review	N/A
Legal & Other Costs	Amplitel agrees to contribute your legal costs for the negotiation and execution of the Lease and reasonable disbursements to an amount not exceeding \$1,500.00.
Lease Documentation	Amplitel's standard Lease will apply to this transaction. Amplitel's lawyers will prepare the signing copies of the Lease and these will be sent to you for signing.
Assignment and Subletting	Amplitel must not assign the Lease or sublet the whole of the Premises without the Lessor's consent, except to an entity (or that entity's related body corporate) that acquires Amplitel's passive infrastructure, or to a related body corporate or to another telecommunications carrier. Amplitel may sublease part of the Premises or grant a licence of the whole or part of the Premises without the Lessor's consent.
Amplitel's Requirements	This offer is subject to Amplitel's final approval.

Would you please kindly review the foregoing and advise us once they have been endorsed in the coming Council's meeting.

Please feel free to contact me should you have any queries, otherwise look forward to hearing back from you.

Yours faithfully,

Tommy Lam

Tommy Lam
Senior Leasing Executive
Tommy.lam@team.telstra.com
JLL