

COMMONWEALTH OF AUSTRALIA.

AUSTRALIAN CAPITAL TERRITORY.

LEASES ORDINANCE 1918-1937.

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- notice to the lessees or such longer time as the Commonwealth may in writing allow the lessees have not effected repairs in accordance with the notice the Commonwealth or any person or persons duly authorised by the Commonwealth in that behalf with or without vehicles may enter upon the said land and effect the said repairs and all expenses incurred by the Commonwealth in so doing shall be paid by the lessees to the Commonwealth on demand and from the date of such demand until paid shall be a debt due by the lessees to the Commonwealth recoverable in any Court of competent jurisdiction;
- (e) Not to erect any building erection or improvement on the said land or make any structural alteration in any building on the said land without the previous consent in writing of the Commonwealth;
- (f) Subject to sub-clause (b) of clause 2 of this lease not without the consent of the Commonwealth to remove or destroy any fixture erection or other improvement (including fences) which are now on the said land or which the lessees may during the continuance of the tenancy hereby created affix erect set up or effect to or upon the said land;
- (g) To permit any person or persons authorised by the Commonwealth in that behalf to enter upon the said land at all reasonable times and inspect any buildings erections and improvements thereon;
- (h) To use the said land and any building thereon for the ~~following purposes only namely for the purpose of providing a recreation hut for the use of members of the Naval Military and Air Forces of the Commonwealth and/or such other purposes as may be previously consented to in writing by the Commonwealth;~~ *for the purpose of providing a recreation hut for the use of members of the Naval Military and Air Forces of the Commonwealth and/or such other purposes as may be previously consented to in writing by the Commonwealth; of the Constitution of the Lady Towrie Service Club Council*
- (i) Not without the consent of the Commonwealth to sublet the said land or any portion thereof or any building thereon or to assign mortgage charge or otherwise encumber this lease;
- (j) At all times during the continuance of the tenancy hereby created to keep the said land including the buildings thereon clean tidy and free from debris dry herbage rubbish and other unsightly and offensive matter to the satisfaction of the Minister;
- (k) That if and ~~whenever~~ the lessees shall fail to observe or perform the covenant contained in sub-clause (j) of this clause the Commonwealth may by notice in writing to the lessees specifying in what respect they have failed so to do require them to restore the said land to a clean and tidy condition or to free it from debris dry herbage and other unsightly or offensive matter in accordance with the said notice and if after the expiration of two weeks from the date of the giving of the said notice to the lessees or such longer time as the Commonwealth may in writing allow the lessees have not complied with the notice the Commonwealth or any person or persons duly authorised by the Commonwealth in that behalf with or without vehicles may enter upon the said land and restore it to a clean and tidy condition or remove debris dry herbage and other unsightly or offensive matter as the case may be from the land and all expenses incurred by the Commonwealth in so doing shall be paid by the lessees to the Commonwealth on demand and from the date of such demand until paid shall be a debt due by the lessees to the Commonwealth recoverable in any Court of competent jurisdiction.



2. THE Commonwealth covenants with the lessees:-

- (a) That the lessees paying the rent and observing and performing the covenants on the part of the lessees to be observed and performed shall quietly enjoy the said land without interruption by the Commonwealth;
- (b) That the lessees may within the period of three calendar months next ensuing after the expiration of this lease remove all buildings erections and improvements on the said land;
- (c) To pay all rates levied in respect of the said land under the Rates Ordinances 1926-1937 or any amendment thereof or any Ordinance substituted therefor.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:-

- (a) That if and whenever there shall be a breach or non-observance of any of the lessees' covenants herein contained it shall be lawful for the Commonwealth at any time thereafter to re-enter upon the said land and again to repossess and enjoy it as of its former estate as if this lease had not been granted but without prejudice to any right of action or remedy of the Commonwealth in respect of any antecedent breach of any of the covenants by the lessees hereinbefore contained;
- (b) That any notice consent demand requirement authority offer or communication which may be given to served upon or made to the lessees under this lease shall be deemed to have been given to served upon or made to the lessees by the Commonwealth if it is in writing and signed on behalf of the Commonwealth by the Minister or the Secretary Department of the Interior or the Surveyor-General and Chief Property Officer of the Commonwealth and is delivered to any one of the lessees or is sent in a prepaid letter addressed to any one of the lessees or addressed to the said land or is posted in a conspicuous position on the said land;
- (c) That in this lease:-

"Minister" shall mean the Minister of State of the Commonwealth for the time being administering the Leases Ordinance 1918-1937 and the Regulations thereunder and any amendment thereof and any Statute or Ordinance substituted therefor or the Member of the Executive Council of the Commonwealth for the time being performing the duties of the Minister;

"Secretary" means the Secretary for the time being of the Department of the Interior of the Commonwealth and includes the person for the time being performing the duties of the Secretary;

"Surveyor-General" means the Surveyor-General and Chief Property Officer Property and Survey Branch of the said Department and includes the person for the time being performing the duties of the Surveyor-General;

"Lessees" where the context so admits and requires shall mean the persons hereinbefore named and each of them and the executors and administrators of the survivor of them.



IN WITNESS whereof this lease has been executed by the Member of the Executive Council of the Commonwealth for the time being performing the duties of the Minister pursuant to the powers conferred upon him by the Leases Ordinance 1918-1937 and by the Lessees.

SIGNED SEALED AND DELIVERED by the Member of the Executive Council of the Commonwealth for the time being performing the duties of the Minister of State for the Interior of the Commonwealth of Australia in the presence of -

*Alfred M. Bathurst*  
Public Servant Canberra

*Alfred M. Bathurst*

SIGNED SEALED AND DELIVERED by the said THOMAS DUNCAN LEAPER in the presence of -

Witness *H. Adamson*  
Occupation *Commonwealth Public Servant*  
Address *Canberra*

*Leaper*

SIGNED SEALED AND DELIVERED by the said SIDNEY RICHARD RHODES in the presence of -

Witness *Charles Rhodes*  
Occupation *Public Manager*  
Address *Canberra*

*S. Rhodes*

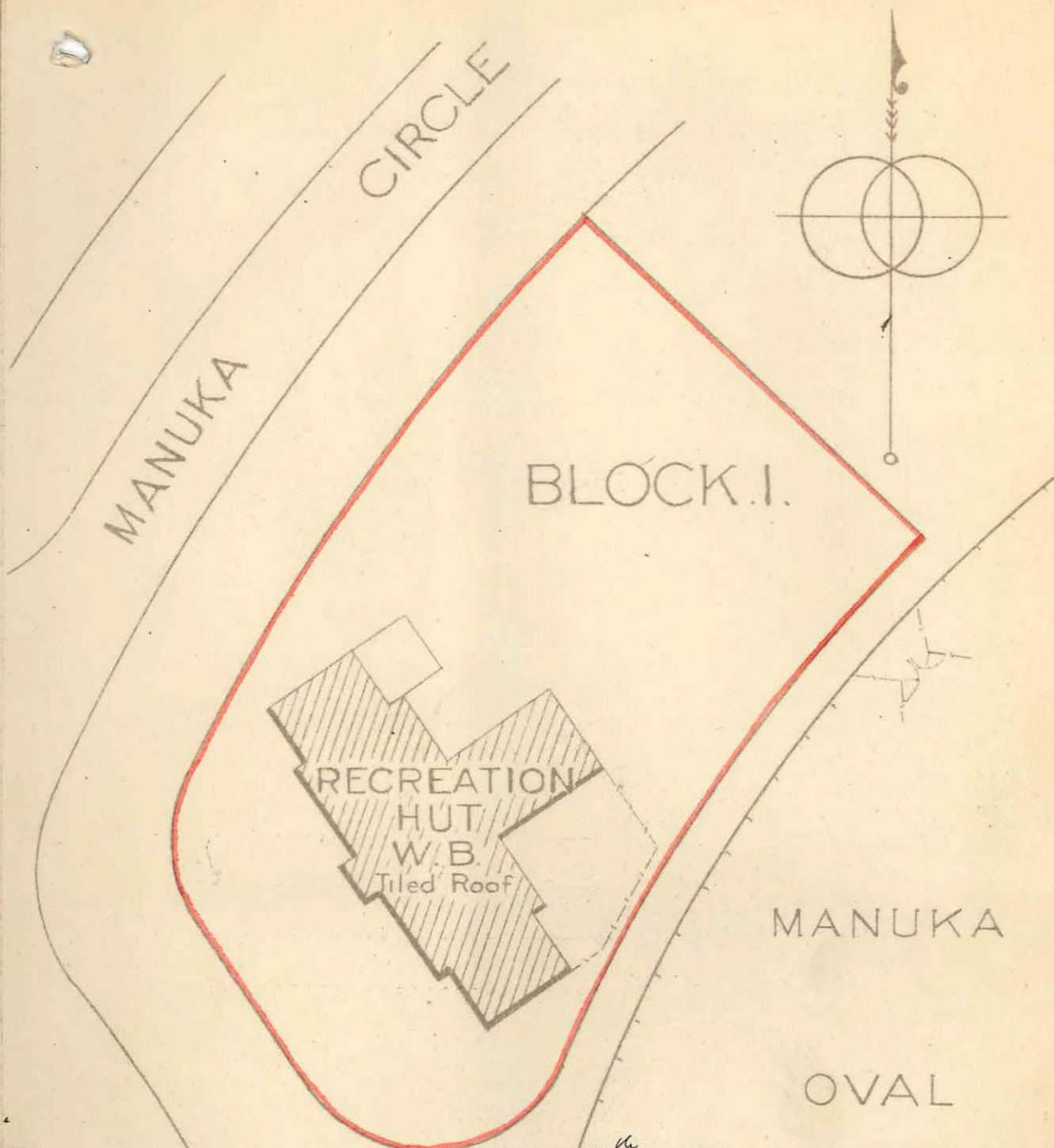
SIGNED SEALED AND DELIVERED by the said ALFRED DOUGLAS FORBES in the presence of -

Witness *Charles Forbes*  
Occupation  
Address

*Alfred Douglas Forbes*



# COMMONWEALTH OF AUSTRALIA



This is the plan referred to in the lease granted on the 25<sup>th</sup> day of August 1941 by the Commonwealth of Australia to ~~William George Forbes~~ <sup>Thomas Duncan Leaper</sup>, William James Hall and Alfred Douglas Forbes as being annexed thereto

Signed by the said ~~William George Forbes~~ <sup>Thomas Duncan Leaper</sup>  
in the presence of ~~S. G. Adamson~~ <sup>S. G. Adamson</sup>

*Leaper*

Signed by the said ~~William James Hall~~ <sup>Sidney Richard Rhodes</sup>  
in the presence of ~~John Hall~~ <sup>Principal Tech College</sup>

*Rhodes*

Signed by the said Alfred Douglas Forbes  
in the presence of ~~W. Bradley~~ <sup>W. Bradley</sup>

*Forbes*

Commonwealth Public Servant.  
Canberra.

Drawn by	Date	<b>BLOCK I</b> <b>MANUKA CIRCLE</b> <b>GRIFFITH</b> Australian Capital Territory Scale 40 Feet to an Inch	Surveyed by
Traced " <i>F.</i>	5.2.41		Date of Survey
Exam'd " <i>W.B.</i>	5.2.41		Azimuth
			Comput. Sheet
			F.B.

**M<sup>S</sup> 491**