

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

INSTRUMENT OF APPROVAL UNDER SECTION 10

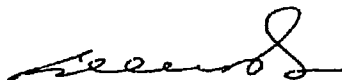
Under section 10 of the City Area Leases Act 1936 I CARL JAMES THOMPSON APPROVE of GRANT WILSON SMITH ("the Applicant") carrying on the profession trade occupation or calling of MOTOR MECHANIC ("the business") on Block 1 Section 18 Division of TORRENS known as 99 BEASLEY STREET TORRENS ("the land") subject to the following conditions relating to the use of the land being observed by the Applicant in carrying on the business -

- 1 that this approval will remain valid only while the Applicant continues to be a bona fide resident of the land;
- 2 that the Applicant will ensure that the conduct of the business does not cause an annoyance a nuisance or danger and is not offensive to any tenants or occupiers of adjoining lands;

- 3 that the Applicant will not erect or permit or suffer to be displayed or erected upon the land or any building thereon any advertising sign or hoarding whatever without the consent in writing of the Australian Capital Territory Planning Authority and the Building Controller;
- 4 that the Applicant will conduct the business strictly in accordance with the application made by the Applicant under section 10 of the City Area Leases Act 1936 unless otherwise stipulated in this Instrument;
- 5 that no person other than the Applicant will conduct or in any way carry on the business on the land without the prior approval of the Minister;
- 6 that the Applicant will ensure that all residence and business related vehicles are parked within the confines of the land;
- 7 that the Applicant will not employ any assistants for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;
- 8 that all repairs and maintenance to vehicles be conducted within the garage and all clients' vehicles awaiting repairs or collection be parked within the confines of the lease;
- 9 that the business will only be conducted on the land between the hours of 8.30 am and 5.00 pm Monday to Friday;
- 10 that the Applicant will restrict the number of clientele to a maximum of two per day;
- 11 that this approval will terminate on the THIRTY FIRST day of MARCH 1993 or on such earlier date as the Minister determines in accordance with condition 12;

- 12 upon any failure to comply with any or all of the foregoing conditions the Minister or his Delegate under the said Act may give written notice requiring the Applicant to show cause within a period of fourteen days why this approval should not be revoked. At the expiration of this period the Minister or his Delegate may revoke the approval.

Dated this 24th day of March 1992



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Carl James Thompson, the person for
the time being holding or performing
the duties of the office of
Administrative Service Officer Class 6
Position Number 13118, Delegate of the
Territory Minister.