

AUSTRALIAN CAPITAL TERRITORY

CITY AREA LEASES ACT 1936

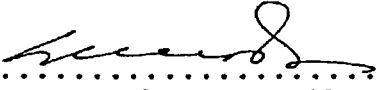
INSTRUMENT OF APPROVAL UNDER SECTION 10

Under section 10 of the City Area Leases Act 1936 I CARL JAMES THOMPSON approve of GEOFFREY ALLAN COHEN ("the Applicant") carrying on the profession trade occupation or calling of COMPUTER SOFTWARE SALESMAN ("the business") on Block 5 Section 1 Division of HOLT known as 72 SPOFFORTH STREET HOLT ("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 exhibit any unauthorised notice, advertisement, sign or hoarding on the property. In accordance with your application, a sign up to 500mm x 300mm in size indicating the name and occupation of the resident, can only be exhibited on the dwelling house;
- 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 more than one assistant for the purpose of conducting or carrying on the business on the land without the prior approval of the Minister;
- 8 that only one room in the house be used for the conduct of the business;

- 9 that the business will only be conducted on the land between the hours of 9.00 am to 5.00 pm Monday to Friday;
- 10 that no goods shall be offered for retail sale from the premises except for those goods that are manufactured or serviced within the residence;
- 11 that the Applicant will ensure that at least two carparking spaces with unrestricted access are provided on the land, one for the client use and one for residential use, and that all residence and business related vehicles are parked accordingly within the confines of the land at all times;
- 12 that the Applicant will conduct the business strictly by appointment, and that such appointments will be organised to ensure that no more than one client is in attendance at any one time;
- 13 that this approval will terminate on the THIRTY FIRST day of AUGUST 1994 or on such earlier date as the Minister determines in accordance with condition 14;
- 14 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 September 1993

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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 786, Delegate of the
 Territory Minister.