

DEED OF RENEWAL & VARIATION OF LEASE

Project Rocker Limited
(**Landlord**)

Solis SW Limited
(**Tenant**)

DEED OF RENEWAL & VARIATION OF LEASE

DATE: 22/09/2026

PARTIES

Project Rocker Limited (**Landlord**)

Solis SW Limited (**Tenant**)

BACKGROUND

- A. The Landlord and the Tenant are currently the respective landlord and tenant under the Lease.
- B. The parties have agreed to renew the lease and waive the market rent review due on renewal.
- C. The parties wish to record the decisions described above in this deed.

DEED

1 DEFINITIONS AND INTERPRETATION

- 1.1. In this deed:
 - (a) **Lease** means the deed of lease dated 7 September 2020 between the Landlord and the Tenant, and includes the variations, renewals, extensions or transfers of the Lease;
 - (b) **Landlord** and **Tenant** means the respective parties named at the beginning of this deed.
- 1.2. This deed is supplemental to the Lease and expressions and definitions used in this deed bear the same meaning given to them in the Lease.
- 1.3. Where obligations bind more than one person those obligations shall bind those persons jointly and severally.

2 RENEWAL OF TERM & WAIVER OF MARKET RENT REVIEW

- 2.1. Notwithstanding that the current term of the Lease doesn't expire until 7 June 2030, the Tenant hereby exercises its right to renew the Lease from 8 June 2030 for five (5) years. The parties record that the Lease shall now expire on 7 June 2035, unless renewed again by the Tenant.
- 2.2. In consideration of the Tenant agreeing to renew the Lease early (as set out above), the Landlord agrees to waive its right to conduct a market rent review which otherwise falls due on renewal of the Lease.
- 2.3. For the avoidance of doubt the Landlord reserves the right to:
 - (a) continue conducting CPI Rent Reviews every two years from the commencement date; and
 - (b) conduct Market Rent Reviews on future renewals of the Lease.

3 CONFIRMATION OF OTHER LEASE COVENANTS

- 3.1. The Tenant acknowledges and covenants with the Landlord that despite the variations recorded in this deed it shall:

- (a) hold the Premises on the same terms and provisions expressed or implied in the Lease subject to the variations set out in this deed; and
- (b) duly and punctually perform and observe the covenants and provisions of the Lease as set out in the Lease but as varied by this deed.

4 COSTS

- 4.1. The parties agree to meet their own respective costs in preparing, approving and executing this deed.

5 COUNTERPARTS

- 5.1. This deed may be executed in any number of counterparts (including emailed digital copies), all of which, when taken together, will constitute one and the same instrument. A party may enter into this deed by executing any counterpart.

EXECUTION

SIGNED by the Landlord:
Project Rocker Limited
by its directors

Signed by:

769A06EE9E36BF05

Sarah Jane Sleight

Signed by:

50C279AA7582209F

Scott David Mazey

SIGNED by the Tenant:
Solis SW Limited
by its director
in the presence of:

Signed by:

50C279AA7582209F

Scott David Mazey

Witness Signature:

Witness Name:

Witness Occupation:

Witness Address:

Signed by:

CDAE23D31EDEC889

Andrew Michael Potter

Lawyer

Christchurch