

ROGER FERRIER LAW

Our ref: WRF:RF:2000170
Your ref:

Roger Ferrier Law Pty Ltd
ABN: 77 626 619 869
124 McDowall Street
PO Box 416
ROMA QLD 4455
Ph: (07) 4622 4466
Email: admin@rogerferrier.legal

24 January 2020

State Leasing Manager QLD,
JLL,
Level 2,
139 Coronation Drive
MILTON QLD 4064

RE: JOHN HEWSON RAFF – LEASE TO COMMONWEALTH OF AUSTRALIA - PREMISES LOCATED AT 216 MARGARET STREET TOOWOOMBA

We have received instructions to act for the lessor John Hewson Raff. Our client is the lessor under registered lease 719340773 in respect of part of the ground floor of the premises at 216 Margaret Street Toowoomba.

We note that you are the lessee's representative appointed under the terms of the lease.

On or about 17th December 2019 our client received a "surrender notice" which purports to terminate the lease under the termination arrangements in clause 8.1 of the lease.

Please confirm by return that the departmental decision is a decision of the Department Finance. We note that the tenant in item 2 is described as a representative of the Department of Finance and Deregulation. That department was disbanded in September 2013.

We advise that our client at this point does not accept that the departmental decision referred to in the notice is a valid decision made reasonably and in good faith by the Commonwealth.

Once we receive your confirmation on the identity of the relevant department, we have been instructed that our client will be making an application to access documents held at the departmental level in relation to this "decision".

The purpose of this correspondence is to advise you that our client reserves his rights generally in relation to the purported termination.

We look forward to hearing from you.

Yours faithfully


ROGER FERRIER LAW