



NATIONAL MOTORCYCLE CONSULTANTS PTY. LTD. (INC. VIC.) BIG KOALA MOTORCYCLE TOURS, NMC MOTORCYCLE INSURANCE
P.O. BOX 389, CAULFIELD EAST, VICTORIA 3145. TEL: (03) 571 5127. FAX: (03) 563 5248

ACN 006 077 747.

April 8, 1994.

Mr J Noel Martin B. Juris LL.B. (Hons)
J. N. Martin & Partners.
P O Box 1040, Dandenong 3175.

Dear Noel,

I have few choices left to save my business. I put my home on the line for the 1989 motorcycle Grand Prix and have spent five years struggling to survive after the political and medical interference that destroyed the event and many small businesses.

My last hope is to make a go of it in Elizabeth Street.

I want to lease 380 Elizabeth Street, Melbourne and I attach some papers and a cheque for \$300. The agent is Mr George Karabatsos at Baillieu Knight Frank.

I think the lease is fairly straight forward but I need to know costs of outgoings, including land tax. I don't think NMC should have to pay the land tax. Please advise.

We also need to know about signage on the front of the building, above and below the awning. We plan to have other businesses working with us so we have to be able to "sub-let while we occupy the premises.

Finally, I need to know our position with regard to insurance. 1. public liability. 2. contents. 3. the building itself.

Another matter. NMC has virtually operated the Motorcycle Riders Association of Australia Inc. since 1989 and MRAA will benefit enormously from the Elizabeth Street premises. We will need to draw up a "management agreement" between NMC Pty Ltd and MRAA Inc. Please advise.

I would like you to handle these matters personally.

Sincerely,

Damien Codognotto - NMC Director / MRAA President.