

Thursday, June 3, 2021 at 08:32:00 Australian Eastern Standard Time

Subject: RE: Chinatown International Pty Ltd - Crown Lease
Date: Wednesday, 26 October 2016 at 12:35:06 pm Australian Eastern Daylight Time
From: David Stoddart
To: Confidential
CC: Niamh Verschoyle, Wade Email
Attachments: image001.png, image002.jpg, image003.png

Thanks **Conf.** I was going to call you this afternoon to see if there was any change in direction

Thanks and hope to hear from you soon

Regards,
David Stoddart
General Manager - Commercial
Crown Hotels, Retail and Food & Beverage
8 Whiteman Street Southbank 3006 Melbourne Australia
Phone: [REDACTED] simile: 61 3 9292 6100
Mobile: [REDACTED] Email [REDACTED]



Please consider the environment before printing this email

From: Confidential [mailto:[REDACTED]]
Sent: Wednesday, 26 October 2016 12:11 PM
To: David Stoddart
Cc: Niamh Verschoyle; Wade Email
Subject: Re: Chinatown International Pty Ltd - Crown Lease

Hi David,

With regret I have been directed by the Big Boss to cease negotiations with Crown in relation to the retail lease and project. We understand that this may result in other tenants being sourced however I am hopeful the current climate will explain our reasoning. Should circumstances in the future change I will contact you.

We thank you and your team for your assistance and cooperation.

Please do not hesitate to contact me should you wish to discuss this further.

Cheers,

Confidential
[REDACTED]
[REDACTED]
[REDACTED]

On 17 Oct 2016, at 2:14 PM, David Stoddart

<[REDACTED]> wrote:

I think we can, so let me work through with Beau when he is back next week

Regards,

David Stoddart
General Manager - Commercial
Crown Hotels, Retail and Food & Beverage
8 Whiteman Street Southbank 3006 Melbourne Australia
Phone: [REDACTED] Facsimile: 61 3 9292 6100
Mobile: [REDACTED] Email: [REDACTED]



Please consider the environment before printing this email

From: Confidential [REDACTED]
Sent: Monday, 17 October 2016 2:14 PM
To: David Stoddart
Cc: Niamh Verschoyle; Wade Email
Subject: Re: Chinatown International Pty Ltd - Crown Lease

Hi David. Your call if you think we can reach agreement after obtaining advice. I'm easy either way. Please advise.

Confidential [REDACTED]

On 17 Oct. 2016. at 13:52. David Stoddart

[REDACTED] wrote:

Hi **Confidential**

Happy to catch up. As mentioned, Beau is on leave at the moment so haven't discussed what we went through last week.

Regards,

David Stoddart
 General Manager - Commercial
 Crown Hotels, Retail and Food & Beverage
 8 Whiteman Street Southbank 3006 Melbourne Australia
 Phone: [REDACTED] Facsimile: 61 3 9292 6100
 Mobile: [REDACTED] Email: [REDACTED]

<image001.png>

<image002.jpg> Please consider the environment before printing this email

From: Confidential [REDACTED]
Sent: Monday, 17 October 2016 12:30 PM
To: David Stoddart
Cc: Niamh Verschoyle; Wade Email
Subject: Fwd: Chinatown International Pty Ltd - Crown Lease

Hi David,

Following on from our meeting and subsequent email I was wondering if it would be worth meeting to discuss project and lease status. Please advise.

Confidential [REDACTED]

From: Confidential [REDACTED]
 <[REDACTED]>
Date: 12 October 2016 at 10:55:43
 am AEDT
To: [REDACTED]
 [REDACTED]
Cc: [REDACTED]
Subject: Chinatown International
 Pty Ltd - Crown Lease

Good Morning David,

Thank you for your time yesterday.
 Please see entity details in relation to
 the retail lease.

I look forward to your response as
 discussed yesterday.

Please advise if you require any
 further company details at this stage:-

Chinatown International Pty Ltd

ACN - 614 903 954

ABN - 77 614 903 954

TFN - 989 746 660

8 Whiteman Street Southbank VIC
3006

Confidential

[REDACTED]
Managing Director

Zhong Ren

[REDACTED]
Director Secretary

Thursday, June 3, 2021 at 08:29:15 Australian Eastern Standard Time

Subject: Crown Project
Date: Wednesday, 21 September 2016 at 9:08:12 am Australian Eastern Standard Time
From: Confidential
To: Melissa Strain
CC: Wade Email
Attachments: ATT00001.htm, ATT00002.htm, Lobby Shop Lease (23-06-16).doc, Lobby Shop term sheet (24-06-16).doc

Hey Mel. Pls see attached as discussed.

Confidential

Begin forwarded message:

From: Niamh Verschoyle <[redacted]>
Date: 20 September 2016 at 17:49:42 AEST
To: Confidential
Cc: David Stoddart <[redacted]> Zhong
Subject: RE: Information

Hi Conf

That's great news. Not a problem, please find the draft term sheet and lease re-attached.

Please do not hesitate to advise any further queries.

Regards,

Niamh Verschoyle
 Retail Development Manager
 Crown Melbourne Limited
 8 Whiteman Street Southbank Victoria 3006 Australia

p [redacted]
 n [redacted]
 e [redacted]
 w: www.crownmelbourne.com.au

Please consider the environment before printing this email

From: Confidential [mailto:[redacted]]
Sent: Tuesday, 20 September 2016 5:21 PM
To: Niamh Verschoyle
Cc: David Stoddart; Zhong
Subject: Re: Information

Hi Niamh and David.

Just a quick update.

Finally the boss has established the subsidiary company and we should have the abn etc details this week.

In the interim can you please re send the mou and/or proposed lease.

I will be back in touch later in the week.

Confidential

On 8 Sep. 2016, at 13:19, Niamh Verschoyle

<[REDACTED]> wrote:

Great news, thanks for the update Steve

Regards,

Niamh Verschoyle
Retail Development Manager
Crown Melbourne Limited
8 Whiteman Street Southbank Victoria 3006 Australia
p: [REDACTED]
m: [REDACTED]
e: [REDACTED]
w: www.crownmelbourne.com.au

Please consider the environment before printing this email

From: Confidential [REDACTED]
Sent: Thursday, 8 September 2016 9:15 AM
To: David Stoddart
Cc: Niamh Verschoyle; Zhong
Subject: Re: Information

Hi David and Niamh.

We are having a company meeting this morning and I can confirm the Boss has approved the final company structure. We will see some rapid progress from here. I will keep you posted.

Confidential

On 25 Aug 2016, at 13:43, David Stoddart

<[REDACTED]> wrote:

Hi **Confidential**

I previously sent this through, but will see if there is anything else

Niamh - can you please send Steve what you have by way of plans

Regards,
David Stoddart

Thursday, June 3, 2021 at 08:28:17 Australian Eastern Standard Time

Subject: Re: Information

Date: Tuesday, 30 August 2016 at 4:32:42 pm Australian Eastern Standard Time

From: Confidential

To: Serena Elise

Loved it.

Confidential

On 30 Aug 2016, at 16:28, Serena Elise <[REDACTED]> wrote:

Great ..thanks...what did he think of the branding quote...

Regards

Serena Elise
Principal Designer

White Chalk Design
The Brighton Design Studio,
239 Bay St, Brighton, VIC, 3186

M [REDACTED]
E [REDACTED]
W - www.whitechalkdesign.com.au
F - <https://www.facebook.com/whitechalk1>

<Screen Shot 2015-10-02 at 2.28.00 pm.png><badge.jpg>

On 30 Aug 2016, at 4:14 PM, Protective Group <[REDACTED]>
wrote:

FYI update.

Confidential

Begin forwarded message:

From: Confidential <[REDACTED]>
Date: 30 August 2016 at 16:14:32 AEST
To: Niamh Verschoyle <[REDACTED]>
Cc: David Stoddart <[REDACTED]> Zhong
Subject: Re: Information

Thank you. Very helpful. I will update you re Abn ASAP. This looks like a few week process taking into account the bosses proposed structure.

Cheers.

Confidential

Confidential

On 30 Aug 2016, at 14:19, Niamh Verschoyle
[redacted] wrote:

Hello **Confidential**

I hope you are keeping well. Please find attached a CAD plan for Shop 60.

Please note we recommend to all new tenants that they arrange their own site survey. I am happy to assist with contacts for this at the appropriate time.

Regarding the lease documentation provided, has your legal team given any feedback as yet?

Also, if you could please also keep us posted on the status of the ABN it would be most appreciated.

Please don't hesitate to advise if we can provide further assistance at this stage.

Regards,

Niamh Verschoyle
Retail Development Manager
Crown Melbourne Limited
8 Whiteman Street Southbank Victoria 3006 Australia
p: [redacted]
m: [redacted]
e: [redacted]
w: www.crownmelbourne.com.au

Please consider the environment before printing this email

From: Confidential
[mailto: [redacted]]
Sent: Thursday, 25 August 2016 2:42 PM
To: Niamh Verschoyle
Cc: David Stoddart; Zhong
Subject: Re: Information

Thank you.

Confidential

On 25 Aug 2016, at 13:49, Niamh Verschoyle
<[redacted]>
wrote:

Hello,

Not a problem. I was in touch with Wade about this yesterday- what you have attached. the attached is the only plan we (Retail) has so I have asked our Projects team to forward

their files on the space.

Confid Wade, I have requested CADs if possible, and will send these through as soon as possible.

Please let me know should you have any further queries in the meantime.

Regards,

Niamh Verschoyle
Retail Development Manager
Crown Melbourne Limited
8 Whiteman Street Southbank Victoria 3006
Australia

p: [REDACTED]
m: [REDACTED]
e: [REDACTED]

w: www.crownmelbourne.com.au

Please consider the environment before printing this email

From: David Stoddart
Sent: Thursday, 25 August 2016 1:44 PM
To: **Confidential**; Niamh Verschoyle
Cc: Zhong
Subject: RE: Information

Hi **Confi**

I previously sent this through, but will see if there is anything else

Niamh - can you please send **Confid** what you have by way of plans

Regards,
David Stoddart
General Manager - Commercial
Crown Hotels, Retail and Food &
Beverage
8 Whiteman Street Southbank 3006
Melbourne Australia
Phone [REDACTED] Facsimile: 61 3
9292 6100
Mobile: [REDACTED]
413 Email [REDACTED]

<image001.png>

<image002.jpg> Please consider the environment before printing this email

From: Confidential
[mailto:[REDACTED]]
u]

Sent: Thursday, 25 August 2016 1:22 PM
To: David Stoddart
Cc: Zhong
Subject: Re: Information

Hi David. Can you please email floor plan or mud map of the store including any additional info you see as relevant.

I am meeting with lawyers etc this afternoon to keep the momentum going.

Confidential

On 22 Aug 2016, at 10:51, David Stoddart

wrote:

Perfect, lets meet at The Waiting Room in the Crown Towers Lobby

Regards,
David Stoddart
General Manager -
Commercial
Crown Hotels, Retail and
Food & Beverage
8 Whiteman Street
Southbank 3006 Melbourne
Australia
Phone: [REDACTED]
Facsim: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]

[<image001.png>](#)

[<image002.jpg>](#) Please consider the environment before printing this email

From: Confidential
[mailto:[REDACTED]]

Sent: Monday, 22 August 2016 10:41 AM
To: David Stoddart
Cc: Zhong
Subject: Re: Information

Hi David. Would 1400

Thursday, June 3, 2021 at 08:27:19 Australian Eastern Standard Time

Subject: Fwd: Retail / Boutique.
Date: Thursday, 25 August 2016 at 11:18:46 am Australian Eastern Standard Time
From: Confidential
To: Wade Email
Attachments: image001.gif, image001.gif

Legal cost quote for Boutique. FYI. Please advise. Also I have several meetings for the boss today. I will brief you after this.

Confidential

Begin forwarded message:

From: Melissa Strain <[REDACTED]>
Date: 24 August 2016 at 13:33:11 AEST
To: Confidential
Subject: FW: Retail / Boutique.

See below.

Melissa Strain | Senior Associate | Corporate & Commercial
Accredited Business Law Specialist
Wisewould Mahony
419 Collins Street | Melbourne VIC 3000

p [REDACTED]
[REDACTED] www.wisewouldmahony.com.au

Please consider the environment before you print this email.



From: Melissa Strain
Sent: Tuesday, 19 July 2016 1:24 PM
To: Confidential
Subject: RE: Retail / Boutique.

Hey Confid [REDACTED]

Based on the information provided, we would recommend applying for a renewable limited licence.

A renewable limited licence authorises the supply of liquor in circumstances where the scale and scope of the supply is substantially restricted or limited (eg, by range of products – in this case to the supply of Chinese wine).

We estimate the cost of advising on and applying for a liquor licence at \$3,000 to \$4,000 plus GST.

We estimate the cost of reviewing and advising on the Lease (if necessary) at a further \$2,000 - \$2,500 plus GST.

As suggested by David Stoddart, you will need to incorporate an Australian company to apply for the liquor licence. We can arrange a shelf company for you for approximately \$800 plus GST. If you need advice about structuring I can provide you with a further estimate.

Feel free to call me if you have any questions.

Kind regards,

Melissa Strain | Senior Associate | Corporate & Commercial
Accredited Business Law Specialist
Wisewould Mahony
419 Collins Street | Melbourne VIC 3000

www.wisewouldmahony.com.au

Please consider the environment before you print this email.



From: Confidential
Sent: Tuesday, 19 July 2016 1:03 PM
To: Melissa Strain
Subject: Retail / Boutique.

Hi Lawyer. Please see below re retail project. Hope this will assist with your costing proposal.

Confidential

Begin forwarded message:

From: Zhong <>
Date: 19 July 2016 at 12:28:49 AEST
To: <>
Subject: Fwd: Information

Thursday, June 3, 2021 at 08:21:19 Australian Eastern Standard Time

Subject: Retail / Boutique.
Date: Tuesday, 19 July 2016 at 1:03:26 pm Australian Eastern Standard Time
From: Confidential
To: Melissa Strain
Attachments: ATTO0001.htm, ATTO0002.htm, ATTO0003.htm, ATTO0004.htm, ATTO0005.htm, BED422BD@FBD5146B.347A8C57, BED422BD@FBD5146B.347A8C57, BED422BD@FBD5146B.347A8C57, Lobby Shop Lease (23-06-16).doc, Lobby Shop term sheet (24-06-16).doc

Hi Lawyer. Please see below re retail project. Hope this will assist with your costing proposal.

Confidential

Begin forwarded message:

From: Zhong [REDACTED]
Date: 19 July 2016 at 12:28:49 AEST
To: [REDACTED]
Subject: Fwd: Information

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 18 July 2016 at 4:41:56 PM AEST
To: [REDACTED]
Subject: Fw: RE: Information

发自我的iPhone

----- Original -----

From: David Stoddart <[REDACTED]>
Date: Fri, Jun 24, 2016 9:19 AM
To: [REDACTED]
Cc: Beau Dietrich <[REDACTED]>
Subject: RE: Information

Good morning Shenxin

As discussed here are the documents for you to review. Beau has provided

some addition information below for your lawyer to consider.

We cannot enter into a lease with the Macao company you have proposed as it does not have an Australian Business Number (ABN) and you need an ABN to trade in Australia. Similarly, to sell liquor from the Premises you will need a liquor license and the Macao company you have proposed will not be able to obtain a liquor license as it is an overseas entity.

You will need to obtain your own legal advice on these issues. However you may need to consider incorporating a new company in Australia or registering the Macao company referred to below as a foreign registered company in Australian with an ABN. Please let us know if you would like a referral to a local third party company that can assist you with some independent advice on these issues.

In the meantime, attached for your review is a draft terms sheet and lease. You will note that some of the details in these documents have been marked as [TBC], including the tenant entity. Any lease would be conditional upon the current tenant agreeing to surrender their lease for the premises and this condition has been included in the documents.

We look forward to hearing from you. Please let me know if you have any queries.

Regards,

David Stoddart
General Manager - Commercial
Crown Hotels, Retail and Food & Beverage
8 Whiteman Street Southbank 3006 Melbourne Australia
Phone [REDACTED] Mobile: 61 3 9292 6100
Mobile [REDACTED] Email: [REDACTED]

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 18 July 2016 at 4:41:56 PM AEST
To: [REDACTED]
Subject: Fw: RE: Information

发自我的iPhone

----- Original -----
From: David Stoddart <[REDACTED]>
Date: Fri, Jun 24, 2016 9:19 AM
To: [REDACTED]
Cc: Beau Dietrich <[REDACTED]>
Subject: RE: Information

Good morning Shenxin

As discussed here are the documents for you to review. Beau has provided some addition information below for your lawyer to consider.

We cannot enter into a lease with the Macao company you have proposed as it does not have an Australian Business Number (ABN) and you need an ABN to trade in Australia. Similarly, to sell liquor from the Premises you will need a liquor license and the Macao company you have proposed will not be able to obtain a liquor license as it is an overseas entity.

You will need to obtain your own legal advice on these issues. However you may need to consider incorporating a new company in Australia or registering the Macao company referred to below as a foreign registered company in Australian with an ABN. Please let us know if you would like a referral to a local third party company that can assist you with some independent advice on these issues.

In the meantime, attached for your review is a draft terms sheet and lease. You will note that some of the details in these documents have been marked as [TBC], including the tenant entity. Any lease would be conditional upon the current tenant agreeing to surrender their lease for the premises and this condition has been included in the documents.

We look forward to hearing from you. Please let me know if you have any queries.

Regards,
 David Stoddart
 General Manager - Commercial
 Crown Hotels, Retail and Food & Beverage
 8 Whiteman Street Southbank 3006 Melbourne Australia
 Phone: [REDACTED] Mobile: 61 3 9292 6100
 Mobile: [REDACTED] Email: [REDACTED]

If you are NOT AN AUTHORISED RECIPIENT of this e-mail, please contact Wisewould Mahony by return e-mail or by telephone on +613 9629 8333.

In this case, you should not read, print, re-transmit, store or act in reliance on this e-mail or any attachments, and should destroy all copies of them.

This e-mail and any attachments are confidential and may contain legally privileged information and/or copyright material of Wisewould Mahony or third parties.

You should only re-transmit, distribute or commercialise the material if you are authorised to do so.

Wisewould Mahony accepts no responsibility for any viruses this e-mail may contain. This notice should not be removed.

*****<