

## Proposed Lease Terms

### 19 Wildon Street, Bellevue WA 6056

<b>Annual Rent:</b>	\$105,000 per annum + GST
<b>Annual Outgoings:</b>	\$35,000 + GST approx. (estimated for new building)
<b>Lease Term:</b>	5 years + options preferred
<b>Lease Commencement:</b>	June 2026
<b>Annual Rent Reviews:</b>	Greater of CPI or Fixed 3.5% increases annually, Market Rent Review at commencement of option/further term (if any).
<b>Deposit:</b>	<ul style="list-style-type: none"><li>• 2 months gross rent &amp; outgoings</li><li>• Lease preparation costs - \$1,350 + GST approx.</li><li>• PPSR Registration - \$330 + GST approx.</li><li>• Property condition report - \$400 + GST approx</li></ul>
<b>Bond/Bank Guarantee:</b>	3 months gross rent & outgoings + GST
<b>Special Conditions</b>	Directors personal guarantees required if tenant is a Pty Ltd Company

\*Subject to acceptance of the formal lease

\*The Landlord is currently registered for GST