

Proposed Lease Terms

1-2/14 Wells St, Bellevue WA 6056

Annual Rent:	\$18,000 per annum + GST (Each unit)
Annual Outgoings:	\$4,615 + GST approx. (Each unit)
Lease Term:	3 years + options preferred
Lease Commencement:	Unit 1 – 30 th June 2026 Unit 2 – 1 st September 2026
Annual Rent Reviews:	Greater of CPI or Fixed 3.0% increases annually, Market Rent Review at commencement of option/further term (if any).
Deposit:	<ul style="list-style-type: none">• 2 months gross rent & outgoings• Lease preparation costs - \$1,350 + GST approx..• PPSR Registration - \$299 + GST approx.• Property condition report - \$250 + GST approx
Bond/Bank Guarantee:	3 months gross rent & outgoings
Special Conditions	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