

Proposed Lease Terms

Unit 5/10 O'Connor Way, Wangara WA 6065

Annual Rent:	\$13,160 + GST
Annual Outgoings:	\$7,162.08 + GST approx.
Lease Term:	3 years + options preferred
Lease Commencement:	Available now
Annual Rent Reviews:	Greater of CPI or Fixed 3.0% increases annually, Market Rent Review at commencement of option/further term (if any).
Deposit:	• 2 months gross rent & outgoings • Lease preparation costs - \$1,350 + GST approx. • PPSR Registration - \$330 + GST approx. • Property condition report - \$300 + GST approx
Bond/Bank Guarantee:	3 months gross rent & outgoings + GST
Special Conditions	Directors personal guarantees required if tenant is a Pty Ltd Company Please note that the incumbent tenant will need to vacate the premises before a new lease begins, and the commencement of your lease would need to allow time for this to occur. The tenant is motivated to exit the premises and so this timeframe should be prompt.

*Subject to acceptance of the formal lease

*The Landlord is currently registered for GST