

## Proposed Lease Terms

### 1/13 Oxleigh Drive, Malaga WA 6090

Annual Rent:	\$60,000 + GST.
Annual Outgoings:	\$20,075 + 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:	<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>
Bond/Bank Guarantee:	3 months gross rent & outgoings + GST
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