



HEADS OF AGREED TERMS

Unit 7 (Approx 150m2) , 30 – 32 Barcoo Street, Roseville, 2069

LESSOR:

LESSOR SOLICITOR: TBA

LESSEE: A & J International Pty LTD

LESSEE SOLICITOR: TBA

USAGE: Storage Space

LEASE COMMENCEMENT: 1st May 2012

RENTAL COMMENCEMENT: 1st August 2012

TERM: 19 Month Lease

OPTION: Lessee will have the option to take on either a 12 Month extension of their lease OR a 17 Month extension.

RENTAL: \$27,272.72 Gross + GST (\$30,000 inc GST)
Paid in monthly instalments of - \$2,500.00 inc GST

OUTGOINGS: Gross rental – Statutory outgoing included
Tenant to pay all usages

CAR PARKING: 1 x car spot included in Gross rental

RENTAL REVIEWS: Fixed 4% increase to be applied after the initial term of 19 Months

SECURITY: 3 Month Bond (\$7,500 inc GST) / Bank Guarantee

SPECIAL CONDITIONS: Lessor to install at own cost the following;

Construct inter tenancy wall, alterations to electricity and also telephone cable

PUBLIC LIABILITY: The lessee will be required to provide \$10,000,000 in public liability insurance

GST: Lessee will be responsible for any payments required to be made under the goods and services tax.

DEPOSIT: A deposit equivalent to one month's (\$2,500.00) rent is to be provided with this document in favour of the Sutton Anderson trust Account Pty Ltd being Inclusive of GST. Upon execution of lease agreement, the deposit will be credited against the first month's rental upon execution of lease agreement.

LEGAL EXPENSES: Lessee is responsible for all legal costs involved in relation to lease preparation.

Should the lessee decide not to proceed once solicitors have been instructed the Lessor's reasonable legal costs will be deducted from the deposit and balance will be refunded by the lessor.

Please note in this case the lease will be based on a standard REI template.

Signed by the Lessor Date

Signed by the Lessee..... Date

PRIVACY STATEMENT: PRIVACY ACT 1988 COLLECTION NOTICE:

The personal information the prospective tenant provides in this application or collected from other sources is necessary for the Agent to verify the Applicant's identity, to process and evaluate the application and to manage the tenancy. Personal information collected about the Applicant in this application and during the course of the tenancy if the application is successful may be disclosed for the purpose for which it was collected to other parties including to the landlord, referees, other agents and third party operators of tenancy reference databases. Information already held on tenancy reference databases may also be disclosed to the Agent and/or Landlord. If the applicant enters into a Tenancy Agreement, and if the Applicant fails to comply with their obligations under that agreement, that fact and other relevant personal information collected about the Applicant during the course of the tenancy may also be disclosed to the landlord, third party operators of tenancy reference databases and/or other agents.

If the Applicant would like to access the personal information the Agent holds, they can do so by contacting Sutton Anderson Pty Ltd: Suite 2 Level 1 ,118 Christie Street Leonard's NSW 2065, Phone 02 94381600, Email info@suttonanderson.com.au The Applicant can also correct this information if it is inaccurate, incomplete or out-of-date. If the information is not provided, the Agent may not be able to process the application and manage the tenancy.