

Unit 7/30-32 Barcoo St, Roseville

Lease Proposal 3 April 2012

Area:	150 sqm
Rate psm:	\$200 (including outgoings and GST)
Rental increase:	4% annual increase applied after 19 months
Start date:	1 May 2012
Term:	19 months (which includes the 3 months rent free)
Option period:	12 months or 17 months
Incentive in first period:	3 months rent free
Incentive in option period:	Nil
Tenant's contribution:	Nil
Landlord's contribution:	Construct wall, alterations to electricity and telephone cable at a time to be determined by the landlord.
Car bays:	One free car bay
Rentals bond:	3 months rent (including GST)