



Leasing Proposal / Agreement to Lease

TERM SHEET

[GENERIC ONLY – EACH LEASE WILLHAVE DIFFERENT REQUIREMENTS AND MUST BE FULLY NEGOTIATED]

Premises	
Landlord:	
Landlords Agent	
Landlords Solicitors	
Tenant	<p>Name: Prime Executive Apartment Group Pty Ltd Address: 1/75 Longland Street, Newstead Qld 4006 Email: john.gates@primega.com.au Phone: (0439) 715 643 Fax: (02) 6108-4399 Contact: John Gates</p>
Tenants Solicitor	self
Premises Location	
Real Property Description	
Annual Rental	
Rent Reviews	Annual CPI.
Outgoings	All electricity water and air-conditioning and services applicable to individual lots
Lease Commencement	
Rent must remain monthly in advance	Rent must remain monthly in advance through the entire lease and option period
Lease Preparation	Tenant, or its designated representative.
Access	Access from date of commencement

Lease Term	3 years and 1 day; or otherwise if determined by the Lessor that the Contract for Sale of the fee simple to the Lessee has not occurred OR the date for completion or such other date as nominated by the Lessor from time to time at the sole determination of the Lessor
Option to Renew	Not applicable
Use	Retail shop space and professional offices, arts showroom
Electricity	The Tenant shall pay for all its own electricity use within the demised premises.
Telephone Connection	The Tenant is responsible for its own Telephone connection to the premises.
Computer Data & Voice Cabling	The tenant is responsible to engage its own IT supplier to carry out the required Data & voice cabling within its tenancy.
Goods and Services Tax	All rentals and other charges stated herein are exclusive of GST that is payable in addition to rent and other charges where applicable.
Cleaning	The Tenant is responsible for its own cleaning of the premises and its demised area. The premises must be clean and free of other tenant's items and fixtures on commencement.
Insurance	Following execution of the lease documents but prior to being granted possession, the Tenant must provide a Certificate of Currency of its Public Liability Insurance (minimum amount of \$10,000,000) as and when requested by the Landlord
Landlords works	Not applicable
Fit out	The Tenant is responsible to carry out in a professional manner any fit-out within the tenancy not already carried out by the Landlord
Signage	Signage is permitted upon the tenants leased area. Any signage that is to be affixed to the building must also have the consent of the Landlord. The Landlord shall not unreasonably withhold such consent.
Legal fees	The tenant shall be responsible for the Landlords reasonable legal expenses in relation to the execution of an approved lease. The tenant will pay titles office registration fees if required. It is agreed by the landlord that a limitation on the liability of cost to the tenant shall be no greater than \$1,500.00 including GST
Tenant Car Parking	Adequate car parking is provided at rear and no special provisions need to be made. Area at the rear of the buildings is subject to a car parking agreement, which is acknowledged by the Lessee and referred to in the Special Conditions in the Contract for sale

