

THE SCHEDULE

1. LAND

131 Scarborough Beach Road, Mount Hawthorn in the said state and more particularly described as:

Lot 101 on Diagram 82816 being the whole of the land comprised in Certificate of Title Volume 1942 Folio 494". ("the Land")

2. DEMISED PREMISES

The Land having an approximate area of seven hundred and thirty seven (737) square metres with an net lettable area of approximately two hundred and twenty nine (229) square metres not verified by survey but accepted by the Lessee as the area for which the calculation of rental and variable outgoings shall be determined.

3. TERM

THREE (3) YEARS plus that allowed for under FURTHER TERM.

4. RENT

SIXTY FIVE THOUSAND DOLLARS (\$65,000) per annum INCLUSIVE of G.S.T. and STATUTORY OUTGOINGS and any G.S.T. payable on said OUTGOINGS by equal consecutive monthly instalments of FIVE THOUSAND FOUR HUNDRED AND SIXTEEN DOLLARS (\$5,416.00) INCLUSIVE OF G.S.T. and STATUTORY OUTGOINGS and any G.S.T. payable on OUTGOINGS in advance on the first day of each month or if the first day of the month is an observed Public Holiday in the said state then the day immediately following the Public Holiday the first of which shall be paid on the Date of Commencement of the Term.

5. OUTGOINGS

The Lessor will be responsible for the payment of OUTGOINGS plus any G.S.T. payable in respect of those OUTGOINGS for the TERM of the lease excluding any OPTION PERIOD and limited expressly to:

- Municipal rates and charges and rates and charges payable to the Water Authority of Western Australia.
- Land Tax (as assessed on a single ownership basis)
- Metropolitan Regional Improvement Tax and all rates levied in respect of the ownership thereof.
- Comprehensive building insurance AND Public Liability Insurance in an amount not exceeding FIVE MILLION DOLLARS (\$5,000,000.00).
- The cost of cleaning and maintaining all external areas and car parks.
- The cost of external gardening landscaping and reticulation including street verges abutting the land.

- Any cost associated with the preparation and execution of the Lease Document including stamp duty where applicable.

6. FURTHER TERM
THREE (3) years

7. USE OF DEMISED PREMISES
That permitted under the City of Vincent Town Planning Scheme 1.

8. RENTAL REVIEW DATES
8.1.2 During the Term: - Nil
8.1.3 During the Further Term: - Annually on the anniversary of the commencement date of the further term.