

Queries
—

TIDE SUPER FUND

YE 22

Property rented @ arms length

Original	lease	3490.71	included GST
Amended	lease	- 3173.38	

- $\therefore 3173.38 \times 12 = 38080$

= 50% due to SFUND 19040.

Actual Paid -17733

- Shortfall as per email - Govt closed beauty salons + Karen O'Hare (trustee) came to an arrangement to pay less rent.

This was due to COVID

* We confirm all at arm's length.

Sent 8/5 + again 22/5

Jacqui Morgan

From:
Sent:
To:
Subject:

Karen Ohare <karenohare.nsw@gmail.com>
Monday, 15 July 2019 4:15 PM
Jacqui Morgan
Salon lease

REINSW RETAIL LEASE

Subject to shops and other retail premises subject to the Retail Leases Act 1994, where the terms of Lease including the period of any option if any, are not exceeded for six years.

This document is made in duplicate in accordance with the provisions of the Retail Leases Act 1994.

DATE 19 10 5 2017

PARTIES

Between **Karen Ohare** *Karen Ohare, NSW Reg No. 1001*
 and **Tide Super Tong** *CBA BANK - SMARTENERGIES PT LTD*
 whose address is **BSB 06 2208 ACC 1008 4773**
 Rn 041866344

and **Karen Isakson** *Karen Isakson, Reg No. 1001*
 3/34- Ocean St North Sydney NSW 2101
 0414515586

GST REGISTRATION

The Landlord is registered for GST. The Tenant is registered for GST.

PREMISES

The Landlord leases to the Tenant the premises known as **Unit 10/101 Ocean St North Sydney NSW 2101**.

PERMITTED USE

The premises shall be used only as **hair & beauty salon**.

RENT

Except as otherwise provided in this lease, the rent shall be **\$3490.71** per month.

The rent shall be payable by the Tenant on the **24th** day of each month at the above address or at any other address notified in writing to the Tenant.

SECURITY DEPOSIT shall be paid to the Landlord in the sum of **\$10,972.13** (Ten thousand nine hundred and seventy two dollars and thirteen cents).

TERM

The term of the lease shall be **2** years commencing on **24 15 2017** and ending on **23 15 2019**.

OPTION

Subject to Clause 1 of this lease, the Tenant is granted an option to renew the lease for a period of **3** years.

RENTAL COVER

The Tenant shall be liable to pay the rent and any other charges in accordance with the terms of this lease and shall be liable to pay the rent and any other charges in accordance with the terms of this lease.

OUTGOINGS

The Tenant shall be liable to pay the following outgoings: **rent, rates, taxes, insurance, electricity, gas, water, sewerage, council rates, and any other charges payable by the Tenant.**

INDUANCE

The amount of any inducement payable by the Tenant shall be **1 TEN million dollars**.

CONDITIONS

The Tenant shall be bound by the conditions of the lease and shall be liable to pay the rent and any other charges in accordance with the terms of this lease.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and date first above written.

Karen Ohare (Signature)
Karen Ohare (Printed Name)

Tide Super Tong (Signature)
Tide Super Tong (Printed Name)

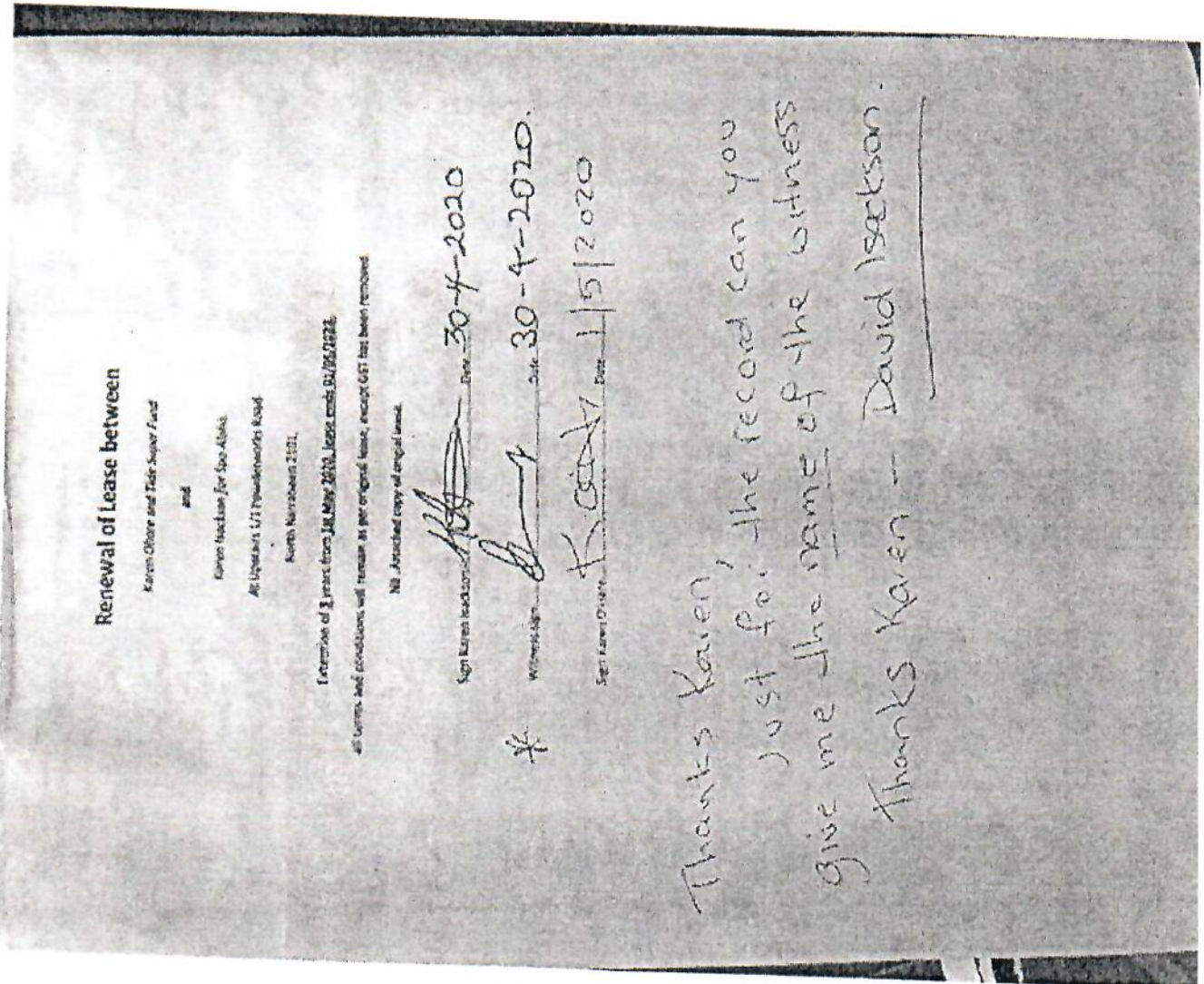
Karen Isakson (Signature)
Karen Isakson (Printed Name)

Pls see Renewal
which excludes GST.

Jacqui Morgan

From:
Sent:
To:
Subject:

Karen Ohare <karenohare.nsw@gmail.com>
Monday, 21 December 2020 2:57 PM
Jacqui Morgan
Salon lease renewal



Sent from my iPhone

Jacqui Morgan

From: Karen Ohare <karenohare.nsw@gmail.com>
Sent: Tuesday, 4 April 2023 9:44 AM
To: Jacqui Morgan
Subject: Re: spa rent

I think the Government closed all beauty salons for Covid for a couple months so we came to an arrangement with them, and they paid less rent .



On Tue, 4 Apr 2023 at 9:11 am, Jacqui Morgan <jacqui@courtneys.com.au> wrote:

Morning,

Re the Spa – the lease says 3282.46 rent per month which equals 39390.

However rent collected for 2022 was 35466.

Difference 3924 – what was the reason please?

jac

Pls see above for reason