

Queues
—

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

Jacqui Morgan

From:

Karen Ohare <karenohare.nsw@gmail.com>

Sent:

Monday, 15 July 2019 4:15 PM

To:

Jacqui Morgan

Subject:

Salon lease

REINSW RETAIL LEASE

Subject for shops and other retail premises subject to the Retail Leases Act 1994, where the term of lease including the period of any option does not exceed three years.

This lease is made in duplicate to **NALLAASEEN 19 1051 2027**

PARTIES

Between **Karen Ohare**, **Karen Ohare, AS/INGRAD COM** as the lessor of her own right
 • **Tide Super Tong** **CBA BANK - SMALL BUSINESS 1%**
 whose address is **BSB 06 2208 ACC 1008 4773**
 FN 041866344
 as **Karen Isakson** **Karen Isakson, Leys**
 3/34 Ocean St **NALLAASEEN 2021**
 0414515586

GST REGISTRATION

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

REQUIREMENTS

The Landlord warrants the premises are in good and lawful repair at the time of the lease and the Tenant shall be responsible for the maintenance and repair of the premises during the term of the lease.

PERMITTED USE

The premises shall be used as **hair & beauty salon** **KOM**

RENT

Sum of **per month** **3490.71** **per month** **24 15 2017**

to be paid to the Landlord at the above address or at any other address notified in writing by the Landlord to the Tenant.

SECURITY DEPOSIT **\$10,472.13** **KOM**

TERM

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

OPTION

The Tenant has the option to renew the lease for a period of **3** years commencing on **24 15 2019** terminating on **23 15 2022**

RELEASED OVER

When the Tenant has paid the rent and the Tenant has complied with the other provisions of the lease, the Landlord shall release the Tenant from the obligations of the lease from the date of the release.

OUTGOINGS

The Tenant shall be responsible for the payment of all outgoings, including rates, taxes, and charges, which are payable by the Tenant during the term of the lease.

INSURANCE

The Tenant shall be responsible for the payment of all insurance, including fire, theft, and public liability insurance, which is payable by the Tenant during the term of the lease.

CONDITIONS

The Tenant agrees to the conditions of the lease and to the obligations of the lease and to the obligations of the lease and to the obligations of the lease.

Pls see Renewal which excludes GST.

NOTE: See schedule for the Tenant's liability for the premises.

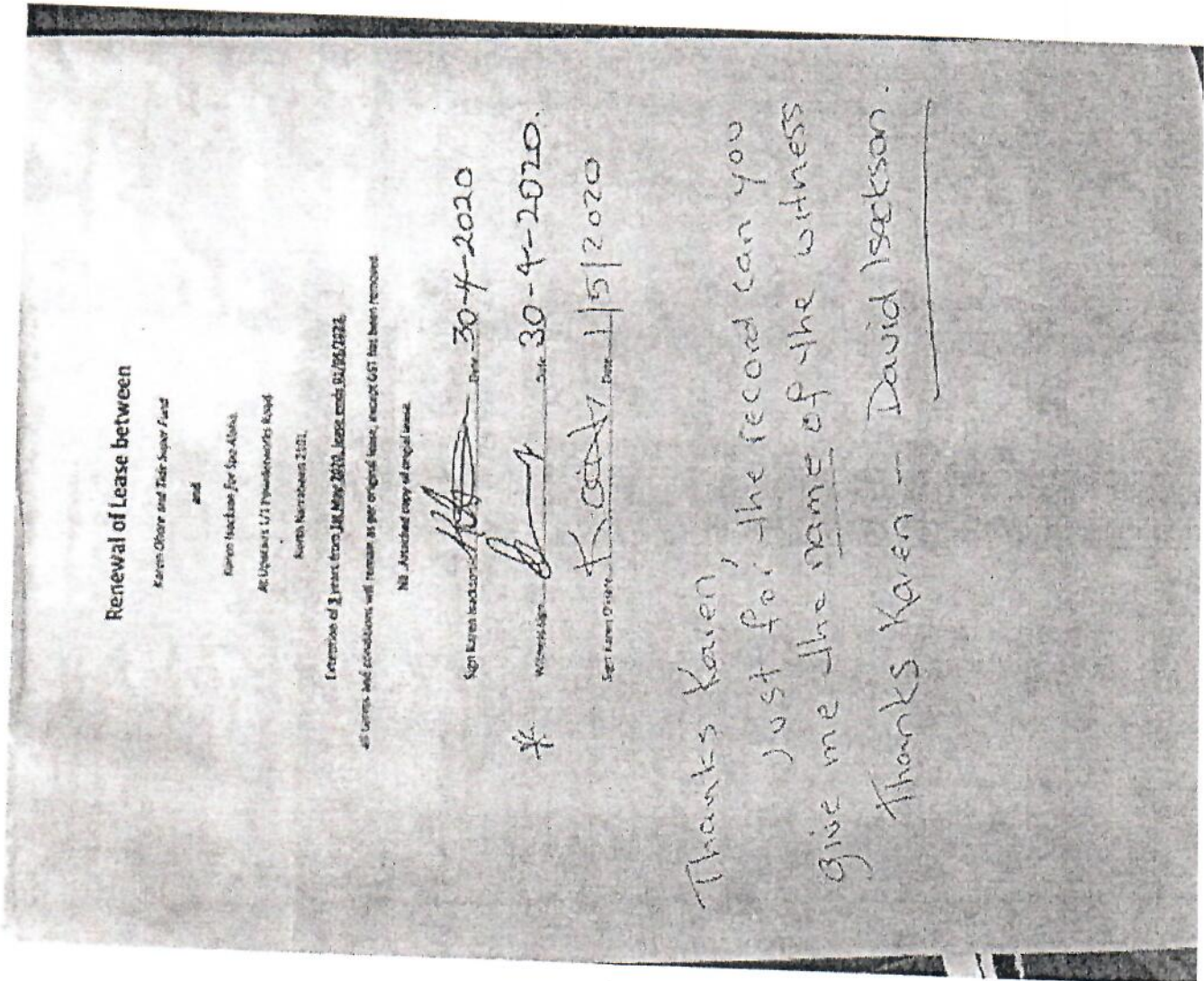
Signature of the Landlord

Signature of the Tenant

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