

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

Standard set 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 in accordance with s 19(1) of the Retail Leases Act 1994.

PARTIES

between **Karen Ohare** (the Landlord) and **Karen Ohare, AS Sole Agent for Tide Super Tong** (the Tenant) in relation to the premises known as **3/34 Ocean St Narrabeen NSW 2243** (the Premises).

LANDLORD: Karen Ohare, AS Sole Agent for Tide Super Tong
TELEPHONE: 02 9415 6344
ADDRESS: BSB 062208 ACC 1008 4773
AGENT: Karen Ohare, AS Sole Agent for Tide Super Tong
TELEPHONE: 02 9415 6344
ADDRESS: 3/34 Ocean St Narrabeen NSW 2243

GOVERNANCE

The Landlord is required to pay the Rent to the Tenant as required for GST.

PERMITTED USE

The Premises shall be used for the purpose of **Hair & Beauty Salon**.

RENT

The Rent shall be **\$3490.71 per week** (including GST).

SECURITY DEPOSIT

The Tenant shall pay a security deposit of **\$10,972.13** (including GST) to the Landlord/Agent at the above address of any of the following banks:

WESTERN SYDNEY BANK (Branch: Narrabeen) - 24/5/2017

COMMERCIAL BANK OF AUSTRALIA (Branch: Narrabeen) - 24/5/2017

STATE BANK OF NEW SOUTH WALES (Branch: Narrabeen) - 24/5/2017

THE BANK OF NEW SOUTH WALES (Branch: Narrabeen) - 24/5/2017

THE BANK OF MOUNT ALLERIE (Branch: Narrabeen) - 24/5/2017

THE BANK OF QUEENSLAND (Branch: Narrabeen) - 24/5/2017

THE BANK OF SOUTH AUSTRALIA (Branch: Narrabeen) - 24/5/2017

THE BANK OF WEST AUSTRALIA (Branch: Narrabeen) - 24/5/2017

THE BANK OF AUSTRALIA (Branch: Narrabeen) - 24/5/2017

THE BANK OF MOUNT ALLERIE (Branch: Narrabeen) - 24/5/2017

THE BANK OF QUEENSLAND (Branch: Narrabeen) - 24/5/2017

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THE BANK OF AUSTRALIA (Branch: Narrabeen) - 24/5/2017

THE BANK OF MOUNT ALLERIE (Branch: Narrabeen) - 24/5/2017

THE BANK OF QUEENSLAND (Branch: Narrabeen) - 24/5/2017

Pls see Renewal which excludes GST.

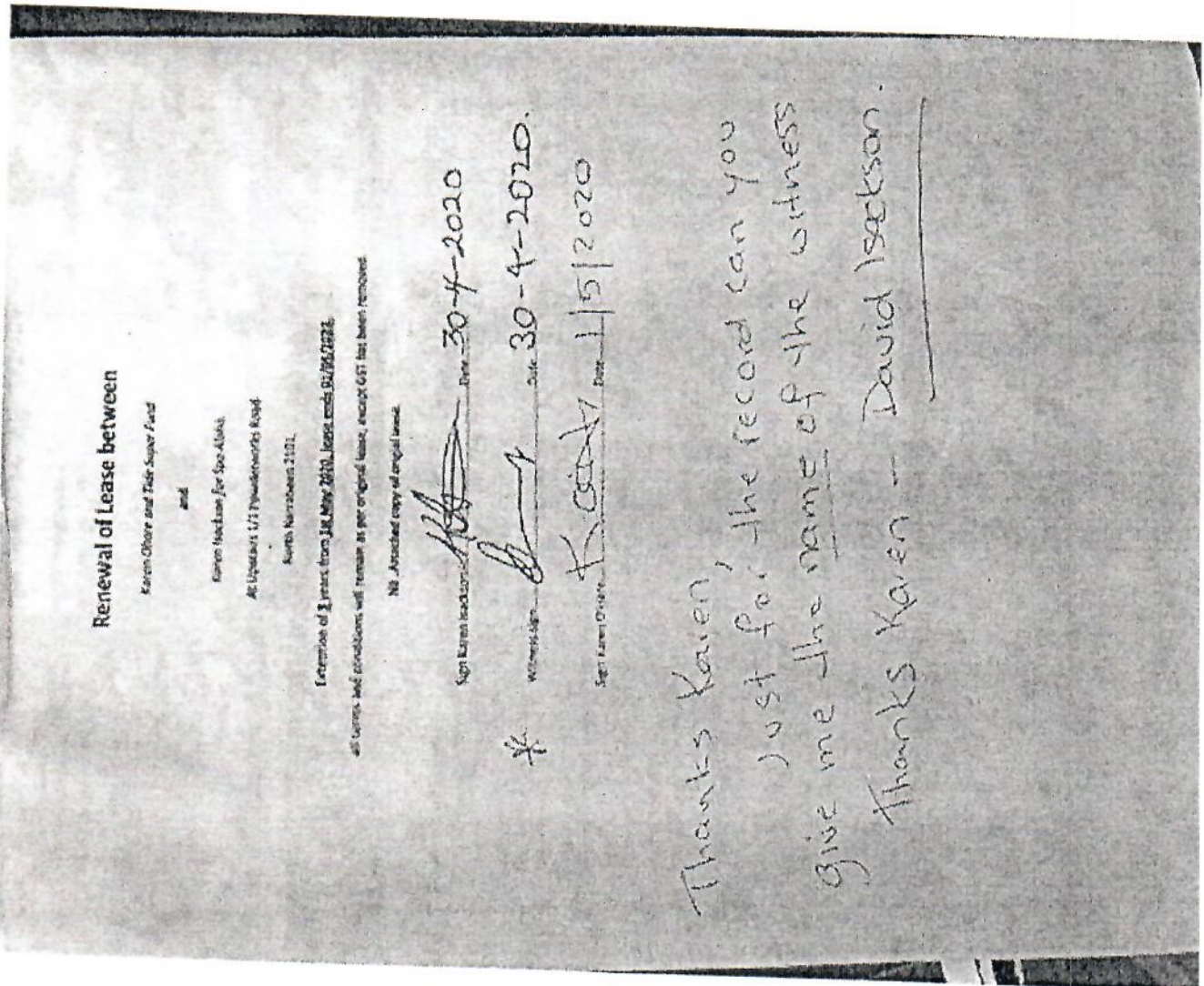
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Jacqui Morgan

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