

Queens

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

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

This lease is made in duplicate in accordance with s 19 of the Act.

PARTIES

Between **Karen Ohare** *Karen Ohare, NSW Reg No 1910512007*
 and **Tile Super Tong** *Tile Super Tong, CBA BANK - SMALL BUSINESS 1/4*
 whose address is **BSB 062208 ACC 1008 4773**
 in **0418663441**
 and **Karen Isackson** *Karen Isackson, NSW Reg No 3134*
 of **3/34 Ocean St Northmead NSW 2151**
 whose address is **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 3/34 Ocean St Northmead NSW 2151** together with any fixtures, fittings and equipment attached to the premises and any other premises which are used in connection with the use of the premises.

APPROVED USE

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

RENT

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

per **month** *per month*

and the rent shall be payable by the Tenant on the **24** *day*

of each month of the term of this lease or any other day agreed in writing between the parties.

SECURITY DEPOSIT **\$10,472.13** *per month*

TERM

The term of this lease shall be **2** *years*

commencing on **24.15.2019** *terminating on 23.15.2021*

OPTION

Subject to the provisions of this lease, the Tenant/Agent shall have the option to extend the term of this lease for **3** *years*

RECORD OVER

Unless otherwise provided in this lease, the Tenant/Agent shall be deemed to have accepted the terms and conditions of this lease and any other documents referred to in this lease and to have agreed to be bound by the terms and conditions of this lease.

OUTGOINGS

The Tenant shall be responsible for the payment of all outgoings in accordance with the provisions of this lease.

120 *per month* *per month*

INSURANCE

The Tenant shall be responsible for insuring the premises and its contents in accordance with the provisions of this lease.

CONDITIONS

The Tenant shall be bound by the provisions of the Retail Leases Act 1994 and any other laws, regulations and orders made under those laws, regulations and orders.

NOTICE: For conditions, see the Retail Leases Act 1994 and any other laws, regulations and orders made under those laws, regulations and orders.

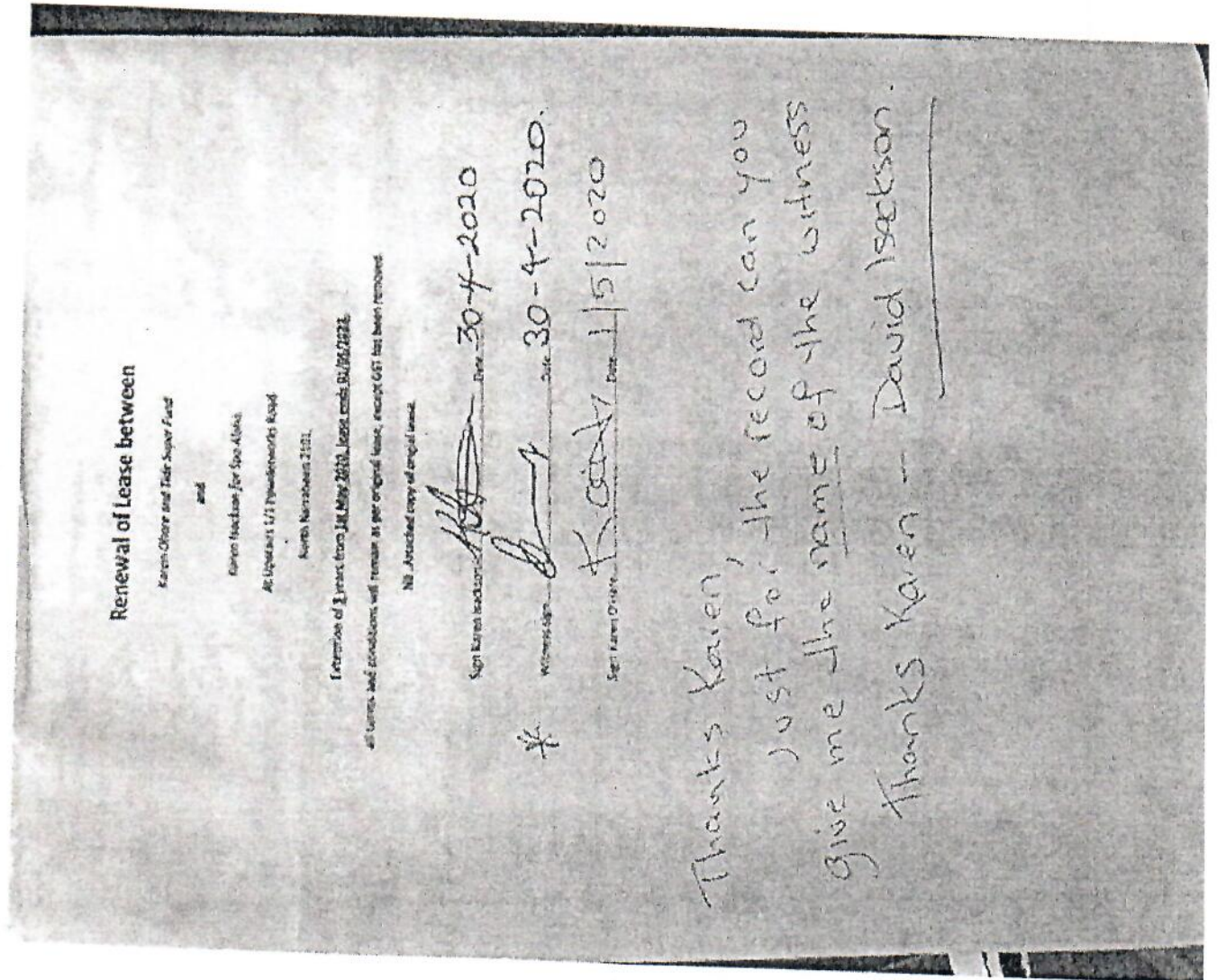
1910512007

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