

21/3

4000

1625

31/3

1875

* COMMERCIAL

[[DATE]]

Ms Carolyn McConnell

5/8 Thistle St

Grange Qld

Reshape

Dear Carolyn

RE: LEASE AT 2/41 Park Rd Milton

We) invite you to make an offer to lease the Premises described in this letter on the following terms and conditions:

1. **Landlord:** Chris Hall Super Properties Pty Ltd
2. **Tenant:** Carolyn McConnell
3. **Premises:** Tenancy No. 2 being part of the ground floor of a building at 41 Park Road Milton Qld. The location of the Premises is shown hatched in black on the **attached** sketch plan.
4. **Estimated Area of Premises:** 54 square metres
5. **Lease Term:** 3 years with options 2x3 years
6. **Commencement Date:** Estimated as 1 April 2011 .
7. **Permitted Use:**
 - (a) As premises for weight loss and body shaping studio
8. **Commencing Rent Payable by Tenant:**
 - (a) \$22,500.00 per annum (\$1875.00 per month) excluding GST.
 - (b) Rent is payable monthly in advance on the first day of each month.
9. **Rent Reviews:**
 - (a) The rent shall be reviewed at the commencement of each lease year by a fixed increase of 5%
10. **Outgoings:** Payable by landlord other than electricity
11. **Direct Charges:** The Tenant shall pay all water, gas, electricity, air conditioning, cleaning and other costs assessed directly against the Premises.
12. **GST:**
 - (a) Each party must pay the GST in respect of the consideration for any supply made by the relevant party to another under this offer and the Lease documents.
 - (b) All amounts in this offer are GST exclusive, unless otherwise specified.
13. **Documentation:** The Tenant and any Guarantor shall execute the Landlord's Lease Documents and (where applicable) guarantee for the Premises within fourteen (14) days of submission of the same to the Tenant for execution, and in any case prior to the Tenant being permitted access to the Premises for fitout. The Lease documents and guarantee shall be in the form normally adopted by the Landlord containing such terms as the Landlord may require, and will be consistent with the essential terms agreed in this offer.
14. **Deposit:** \$1875.00 excluding GST payable by the Tenant with this offer.