



Wednesday 16th April 2025

Att: Gary,
E: aawollongong@bigpond.com

Re: Formal Lease Proposal – 9, 112-116 Princes Highway, Fairy Meadow

We are pleased to submit the following proposal for a new lease agreement between the Lessor and Lessee for the above-mentioned premises.

Current Lease Details

- **Tenure:** Month-to-month
- **Lettable Area:** 42 sqm (Net Lettable Area)
- **Current Rent:** \$3,636.96 per annum + GST (Gross)
- **Current Rate:** \$86.59 per sqm + GST
- **Outgoings:** Nil

Proposed New Lease Terms

- **Lease Term:** Two (2) years, & Eleven (11) Months, commencing May
- **Rent:** \$460.00 per sqm + GST
→ **Total Annual Rent:** \$19,320 + GST
- **Outgoings:** \$Nil
→ **Total Annual Outgoings:** \$Nil
- **Car Parking (Optional):** \$2,000 per annum + GST (per car space)
- **Annual Rent Reviews:** Fixed 4% increase annually
- **Security Bond:** Equivalent to four (4) months' rent + Personal Guarantee.

We trust this proposal meets your requirements and look forward to your feedback. Should you have any questions or wish to discuss the terms further, please don't hesitate to contact me directly.

Kind regards,

Kind Regards,

A handwritten signature in black ink, appearing to read "Paul Di Mauro".

Paul Di Mauro
Principal | Licensee In Charge