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| Term: | 1 year |
| Options to Renew: | 1 x 2 years and 1 x 3 years |
| Rent - First Year of Term: | [TBC] – To be submitted by Tenderers at the Tender stage |
| Rent Review Date: | Annually on each anniversary of the Commencement Date |
| Rent Review Method: | Fixed Percentage Increase of 3.5% |
| Outgoings Payable by Lessee: | Statutory Charges  Increase in Statutory Charges  Maintenance and Cleaning  Gardening  Insurance  Utilities |
| Lessee’s Proportion of Outgoings: | 3.5% of the total costs incurred with respect to the entire Centre. |
| Insurances to be taken out by Lessee: | Plate glass insurance  Public risk insurance - $20,000,000.00 per claim  Lessee's property and fittings at Premises |
| Permitted Use: | Café |
| Minimum Operating Hours: | In line with the operating hours of the Centre.  These are presently Monday to Friday 8:00am to 5:00pm and Saturday and Sunday 9:00am to 5:00pm during Peak Season (1 April to and including September/October School Holidays).  During Off-Peak Season weekly hours are the same. Weekend operating hours are 9:00am to 12noon. |
| Security Deposit: | Required. Equivalent to an amount that is 3 months worth of the Rent as at the Commencement Date. |
| Terms and Conditions: | Standard commercial terms and conditions will apply to this Lease. These will include, but are not limited to, the following:   * The Premises, including common areas, must be maintained in good condition at all times; * Any alterations or improvements require Council’s consent; * Subleasing, mortgaging and assignment will require Council’s consent; * End of Lease requirements apply.   Council will also require that:   * The menu is a point of difference as compared to other food and beverage providers in Hughenden; * Any social media account operated by the Lessee must be operated in accordance with Council policy; * The Lessee must co-operate with the operator of the Centre at all times where required; * If any Council assets are damaged by the Lessee they will be replaced by the Lessee. |