

Expression of Interest Application

LEASE

Flinders Discovery Centre Cafe

CONTRACT NO.: 102.2024.4

# Contact Details

## Schedule A1 – Business and Primary Contact Details

|  |  |
| --- | --- |
| Business Name: |       |
| Address: |       |
| ABN or ACN: |       |
|  |  |
| Primary contact name: |       |
| Telephone Number: |       |
| Email: |       |
|  |

# Rent

Rental offer of Operating the Flinders Discovery Centre Café on a per annum basis.

[Click once and start typing]

# Business Proposal

Provide details of the following:

(a) Flinders Discovery Centre Cafe business proposal outlining dining / menu offer;

[Click once and start typing]

(b) Target customer market and identified need for the business;

[Click once and start typing]

(c) How the proposed business serves customer needs;

[Click once and start typing]

(d) minimum term of the operation of the Cafe;

[Click once and start typing]

#

# Key Personnel

## Key Personnel

Provide the following in relation to its key personnel for the operation of the Flinders Discovery Centre Café:

1. Details of key personnel and their roles/functions, experience and capability in the performance of similar scope. List demonstrated experience and ability to respond to scope of the Café operations.

[Click once and start typing]

# Lease Terms

## Lease Terms

1. Council’s preferred Lease terms are outlined in the Terms Sheet in Annexure A. Please outline any difficulties (if any) with compliance of the terms.

[Click once and start typing]

# Annexure A

|  |  |
| --- | --- |
| Term:  | 1 year |
| Options to Renew: | 1 x 1 year  |
| Rent - First Year of Term: | [TBC] – To be submitted by Tenderers at the Tender stageRent free period applies for the first 3 months of the Term. |
| Rent Review Date: | Annually on each anniversary of the Commencement Date |
| Rent Review Method: | Fixed Percentage Increase of 3.5% |
| Insurances to be taken out by Lessee: | Public risk insurance - $20,000,000.00 per claimLessee's property and fittings at Premises |
| Permitted Use: | Café |
| Minimum Operating Hours: | In line with the operating hours of the Centre. The Lessee may operate for additional hours outside operating hours of the Centre at its discretion.These are presently Monday to Friday 8:00am to 4.30pm and Saturday and Sunday 9:00am to 3:00pm 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 Saturday 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;
* Lessee to pay electricity, water and any costs associated with the grease trap.

Council will also require that:* 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.

Certain operational equipment will be provided in accordance with Schedule 2 of the Lease. The Lessee must provide tables and chairs for the common area adjacent to the café for use. |