

Term:	1 year
Options to Renew:	1 x 1 year
Rent - First Year of Term:	[TBC] – To be submitted by Tenderers at the Tender stage Rent 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 claim Lessee'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: <ul style="list-style-type: none"> - 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. <p>Council will also require that:</p> <ul style="list-style-type: none"> - 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. <p>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.</p>