**Hello {tenant\_name},**

**Please find below the lease schedule {office\_id} at Social Square (Market Plaza).**

We look forward to learning more about your business concept and would be happy to meet with you onsite to discuss your exciting project.

We are confident that your venture will be a great addition to the Social Square community.

Please let us know a convenient time to connect!

Please do no hesitate to contact me if you have any questions regarding the lease schedule.

Regards

**JADS Group**08 8212 8866

**AGENT:**

JADS Group Pty Ltd ABN 84 064 353 886

Suite 3, Level 1, 61 – 63 Grote Street, Adelaide 5000

Work: 8212 8866 Fax: 8212 8886 Email: david@jadsgroup.com/andy@jadsgroup.com

**PREMISES**

Tenancy {office\_id}, Unit {unit} Market Plaza (Social Square), 61 – 63 Grote Street, Adelaide.

**AREA**

{size} m2 approximately

**PERMITTED USE**

Restaurant & Bar

**INITIAL TERM OF LEASE**

{terms} years commencing {start\_date} or upon completion of the redevelopment, whichever the later.

**RIGHT OF RENEWAL**

**INITIAL RENT:**

{initial\_rent\_text} (${initial\_rent}) + GST to be always paid in advance in 12 calendar monthly installments

**RENT REVIEW**

{rent\_review\_percentage}% ON DATES OF REVIEW

**OUTGOINGS**

Operational Expenses     $24,893.51 + GST per calendar month. May vary on 1st July annually

Council Rates            $1,668.40 per quarter subject to council’s advice

State Emergency Levy    $432.90 per annum subject to Revenue SA’s advice

**BANK GUARANTEE**

The Lessee shall furnish the Lessor a Bank Guarantee for the amount of $42,480 + GST in favour of {owner\_name} ACN {owner\_acn}.

Please note.

a. The Lessee shall take the premises where is as is. Water, sewer and electricity may be provided on request.

b. The Lessee shall observe the core trading hours of Market Plaza and agrees that any breach of this condition is deemed to be a termination of lease and the Lessor shall be entitled, without prejudice to any other rights, to seek for damages.

c. The Lessee shall not display any merchandise, signs including sandwich board and third party advertising on the outer wall of the leased demised premises and on the common property of the Strata Corporation

d. The Lessee shall provide the Lessor with a fit-out plan in accordance to the Market Plaza Fit-out Guideline attached to this Application to Lease.

e. The Lessee is aware of certain upgrading and renovation works carried out in Unit {unit} including supermarket and restaurants that may cause inconvenience and possibly affect the foot traffic within the Shopping Centre in the interim.