

**LEASE BY A  
CROWN LAND MANAGER**  
Part 3 Crown Land Management Act 2016  
Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) <b>TORRENS TITLE</b>	Part Folio Identifiers 411/756962 and 6/1010861 being the premises known as the Rose Garden Coffee House								
(B) <b>LODGED BY</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; vertical-align: top;">Document Collection Box</td> <td>Name, Address, Telephone, and Customer Account Number if any</td> <td rowspan="3" style="width:15%; text-align: center; vertical-align: middle;"><b>LC</b></td> </tr> <tr> <td></td> <td>Email:</td> </tr> <tr> <td></td> <td>Reference:</td> </tr> </table>	Document Collection Box	Name, Address, Telephone, and Customer Account Number if any	<b>LC</b>		Email:		Reference:	
Document Collection Box	Name, Address, Telephone, and Customer Account Number if any	<b>LC</b>							
	Email:								
	Reference:								
(C) <b>REGISTERED PROPRIETOR</b>	The State of New South Wales								
(D) <b>LESSOR (Land Manager)</b>	Cowra Shire Council								
(E) <b>LESSEE</b>									
(F)	<b>TENANCY:</b> CLICK & PICK >>> <input type="button" value="v"/>								

The lessor leases to the lessee the property referred to above.

- (G) 1. **TERM** THREE (3) YEARS                      2. **COMMENCING DATE** \_\_\_\_\_ 3. **TERMINATING DATE** \_\_\_\_\_
4. With an **OPTION TO RENEW** for a period of 2 X THREE (3) YEARS  
set out in clause 26 of ANNEXURE B
5. Together with and reserving the **RIGHTS** set out in clause N.A. of N.A.
6. Incorporates the provisions or additional material set out in **ANNEXURE(S)** A, B & C hereto.
7. Incorporates the provisions set out in N.A. at NSW Land Registry Services as No. N.A.
8. The **RENT** is set out in item No. 5 of SCHEDULE 1

**DATE** \_\_\_\_\_

**(H) Execution by the Land Manager**

I certify that I am an eligible witness and that an authorised officer of the lessor signed this dealing in my presence.  
[See note\* below].

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of witness: \_\_\_\_\_  
  
Name of witness: \_\_\_\_\_  
Address of witness: \_\_\_\_\_

Signature of authorised officer: \_\_\_\_\_  
  
Authorised officer's name: \_\_\_\_\_  
Authority of officer: \_\_\_\_\_  
Signing on behalf of: \_\_\_\_\_

By executing this lease, the Land Manager certifies that the lease does not require Minister's consent and is entered into in accordance with the requirements of the Crown Land Management Act 2016.

**For execution by the lessee see page 2**

(J)

I certify I am an eligible witness and that the lessee signed this dealing in my presence.  
[See note\* below]

Certified correct for the purposes of the Real Property Act 1900 by the lessee.

Signature of witness:

Signature of lessee:

Name of witness: \_\_\_\_\_

Address of witness: \_\_\_\_\_

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

**Annexure A**

THIS LEASE is made on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

BETWEEN:

**COWRA SHIRE COUNCIL AS CROWN LAND MANAGER UNDER THE CLM ACT 2016**  
of 116 Kendal Street, Cowra NSW 2794  
(called "the Lessor")

AND

\_\_\_\_\_ (called  
"the Lessee")

Executed by **COWRA SHIRE COUNCIL** )  
In its capacity as Crown Land Manager )  
under the CLM Act 2016 under delegated )  
authority before me: )

.....  
Signature of Witness

.....  
General Manager

.....  
Full name of Witness

.....  
Address of Witness

Executed in my presence by the Lessee )  
who are personally known to me: )

.....  
Signature of Witness

.....

.....  
Full name of Witness

.....  
Address of Witness

**Ministerial Consent (if required)\***

~~Under Authority of Part 3 Division 3.5 of the Crown Land Management Act 2016.~~

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024

**SIGNED** by ..... under delegation

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Position of Delegate

DRAFT

**Annexure "B"** to THIS LEASE comprises pages 5 to 33 and is made on the day \_\_\_\_\_ of \_\_\_\_\_ 2024

BETWEEN:

**COWRA SHIRE COUNCIL AS CROWN LAND MANAGER UNDER THE CLM ACT 2016:**

of 116 Kendal Street, Cowra NSW 2794

(called "the Lessor")

AND

\_\_\_\_\_

(called "the Lessee")

### RECITALS

- A. The Lessor is the appointed Crown Land Manager Under the CLM Act 2016 of Reserve 46688 at Cowra, notified in Government Gazette of 14<sup>th</sup> June 1911 for the purpose of public recreation and known as Olympic Park, Corner Grenfell, Boorowa and Young Roads, West Cowra NSW, the affairs of which are managed by Cowra Shire Council.
- B. The Lessor has agreed to lease to the Lessee part of the land within Reserve 46688 known as the Rose Garden Coffee House upon such terms and conditions as set out in the annexures marked "B" and "C" being the area as hatched and marked on the plan marked "D".

### OPERATIVE PART

1. The Lessor hereby leases to the Lessee the land and premises being a part of Reserve 46688 and referred to in annexure "A", "B", "C" and "D" called "the Premises".
2. The duration of this lease is for a term of three (3) years and referred to at clause 7 of annexure "B" to this Lease.
3. The rent for the duration of this lease is referred to at clause 9 of annexure "B" to this lease.
4. The respective obligations of the Lessor and Lessee for maintenance and/or replacement of the inclusions and improvements on the property are set out in the Schedule contained in Annexure "C" to this lease.

## 5. Lessor's Disclosure Statement

The Lessee acknowledges that it received the Lessor's Disclosure Statement not less than 7 days before this Lease was entered into.

## 1 INTERPRETATION DEFINITIONS AND ADMINISTRATION

### Authority for Grant of Lease

1.1 The Lessor warrants:

- (a) that the Premises comprise the whole or part of dedicated or reserved Crown land within the meaning of the CLM Act 2016;
- (b) that the Lessor is the Crown Land Manager of the Reserve under Part 3 of the CLM Act 2016;
- (c) The Lessor has power under Part 3 Division 3.4 of the CLM Act 2016 to grant a lease of the Reserve or part thereof and is specifically authorised in terms of clause 5.4.2 of the Plan of Management for Crown Reserve 46688 that commenced on 27 June 2022 to grant a lease of the Rose Garden Coffee House.

## 2 DEFINITIONS

In this Lease unless the contrary intention appears:

**Additional conditions** means those conditions as set out in Part 3 of Schedule 2.

**Business Day** means any day which is not a Saturday, Sunday or Public Holiday in New South Wales;

**CLM Act 2016** means the Crown Land Management Act 2016;

**Commencing Date** means the date specified in Column 2 of Item 1 of Schedule 1;

**Environmental Law** means any Law or State protection policy incorporated by reference to or being part of any Law relating to protection of the Environment;

**Terminating Date** means the date on which the Term expires, as specified in Column 2 of Item 3 of Schedule 1;

**Hazardous Substance** means a substance that because of its quantity, concentration, acute or chronic toxic effects, carcinogenicity, teratogenicity, mutagenicity, corrosiveness, flammability, or physical, chemical or infectious characteristics, may pose a hazard to property, human health or the environment when improperly treated, stored, disposed of or otherwise managed;

**Improvements** means any structure or work of a permanent nature attached to the land;

**this Lease** means this Lease Agreement including the Schedules, and all Annexures hereto;

**Lessor's Disclosure Statement** has the meaning given in the Retail Leases Act;

**Local Council** means the council established under the Local Government Act 1993 for the Local Government Area in which the Premises are situated;

**Maintenance Schedule** means the Schedule contained in Annexure C showing the improvements and inclusions and the party responsible for maintenance and/or replacement of the improvement or inclusion.

**Minister** means the Minister for the time being administering the CLM Act 2016 or any Act consolidating or replacing that Act;

**Option to Renew** means the terms as set out in clause 26 and item 16 of Schedule 1;

**Party** means a party to this Lease;

**Premises** means the land and/or buildings described in Part 2 of Schedule 2;

**Regulations** means the Crown Land Management Regulation 2018, as amended or replaced from time to time;

**Rent** means the rent reserved under Clause 9 of this Lease;

**Reserve** means the Reserve described in Part 1 of Schedule 2;

**Retail Lease Act** means the Retail Leases Act, 1994;

**Revocation** means the revocation of the reservation or dedication of the Reserve under Sections 2.7 or 2.11 of the CLM Act 2016;

**Sub-Lessee** means a person who holds a sub-lease of any part of the Premises from the Lessee in accordance with a provision of this Lease;

**Tenant Fixtures** means any plant equipment fittings or improvements in the nature of fixtures brought onto the Premises by, on behalf of, or at the request of the Lessee;

**Term** means the period specified in Column 2 of Item 2 of Schedule 1;

**Termination** means a termination of this lease as a consequence of the expiration of the Term (or any extension thereof), a termination by virtue of Section 3.43 of the CLM Act 2016 or a termination under Clause 23.

### 3 CONSTRUCTION

#### 3.1 **Construction in accordance with this Clause**

This Lease shall be construed in accordance with this clause unless the context requires otherwise.

##### 3.1.1 **Plurals**

Words importing the singular include the plural and vice versa.

##### 3.1.2 **Genders**

Words importing any gender include the other genders.

##### 3.1.3 **Persons**

A reference to a person includes:

- (a) an individual, a firm, unincorporated association, corporation and a government or statutory body or authority; and
- (b) the legal personal representatives, successors and assigns of that person.

##### 3.1.4 **Headings**

Headings (including any headings described as parts and sub-headings within clauses) wherever appearing shall be ignored in construing this Lease.

##### 3.1.5 **Clauses and Sub-clauses**

- (a) A reference to a clause includes all sub-clauses, paragraphs, subparagraphs and other components which form part of the clause referred to.
- (b) A reference to a sub-clause includes any sub-paragraphs and other components of the sub-clause referred to.

##### 3.1.6 **Time**

A reference to time is a reference to local time in Sydney.



3.1.7 **Money**

A reference to \$ or "dollars" is a reference to the lawful currency of Australia.

3.1.8 **Defined Terms**

If a word or phrase is defined cognate words and phrases have corresponding definitions. A defined term, unless inconsistent with the context of its use, is denoted by the appearance of that word using a capital letter at the beginning of that word.

3.1.9 **Writing**

A reference to writing includes any mode of representing or reproducing words in tangible and permanently visible form.

3.1.10 **Contra Preferentum**

No rules of construction shall apply to the disadvantage of any party responsible for preparation of this lease or any part of it.

3.1.11 **Statutes**

A reference to a statute, legislation, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them made by any legislative authority.

3.1.12 **Lease**

A reference to this Lease shall include any extension or variation of this Lease.

3.1.13 **Priority**

If an inconsistency occurs between the provisions of this Lease and the provisions of a lease granted in accordance with this Lease, the provisions of this Lease shall prevail.

3.2 **Warranties and Undertakings**

(a) The Lessee warrants that it:

- (i) has relied only on its own inquiries about this lease; and
- (ii) has not relied on any representation or warranty by the Lessor or any person acting or seeming to act on the Lessor's behalf.

(b) The Lessee must comply on time with undertakings given by or on behalf of the Lessee.

### 3.3 **Further assurances**

Each Party must do everything necessary to give full effect to this Lease.

### 3.4 **Relationship of Lessor and Lessee**

Nothing contained or implied in this Lease will be deemed or construed to create the relationship of partnership or of principal and agent or of joint venture between the Lessor and the Lessee. Specifically, the Parties understand and agree that neither the method of computation of Rent, nor any other provision, nor any acts of the Lessee and the Lessor or either of them will be deemed to create any relationship between them other than the relationship of Lessor and Lessee upon the terms and conditions only as provided in this Lease.

### 3.5 **Time to be of the essence**

Where in any provision of this Lease a party is given or allowed a specified time within which to undertake or do any act or thing or any power is conferred or any event occurs after the lapsing of a specified time, time shall be the essence of the contract in that regard.

## 4 SEVERABILITY

Any provision of this Lease which is prohibited or unenforceable in any jurisdiction shall as to such jurisdiction be ineffective to the extent of such prohibition or inability to enforce without invalidating the remaining provisions of such provisions in any other jurisdiction.

## 5 ESSENTIAL TERMS OF LEASE

The Lessor and the Lessee agree that the clauses specified in Column 2 of Item 15 of Schedule 1 are essential conditions of this Lease.

## 6 SECTIONS OF LEGISLATION NOT TO APPLY

6.1 The covenants and powers implied in every lease by virtue of Sections 84, 84A, 132, 133, 133A and 133B of the Conveyancing Act 1919 do not apply or are not implied in this lease and are expressly negated except in so far as the same or some part or parts of it are included in the covenants hereinafter contained. The employment in this lease of any words in any of the forms of words contained in the first column of Part 11 of the Fourth Schedule to the Conveyancing Act 1919 shall not imply any covenant under Section 86 of that Act.

6.2 Part 4 of the Civil Liability Act 2002 (NSW) does not apply to this Lease.

## **TERM AND PERMITTED USE**

### **7 TERM OF LEASE**

The Lessor grants to the Lessee a lease of the Premises for the Term specified in Column 2 of Item 2 of Schedule 1. The Term shall commence on the Commencing Date specified in Column 2 of Item 1 of Schedule 1.

### **8 PERMITTED USE**

- 8.1 The Lessee will not use the Premises or allow the Premises to be used for any purpose other than the Permitted Use specified in Column 2 of Item 4 of Schedule 1.
- 8.2 Unless expressly permitted under a provision of this Lease the Lessee will not reside on the Premises or permit any other person to reside on the Premises.

## **LESSEES RENT AND OUTGOINGS**

### **9 PAYMENT OF RENT**

#### **9.1 Definitions**

For the purposes of this clause:

**Base Annual Rent** means:

- (a) the Initial Rent where the Rent has not been adjusted or redetermined in accordance with sub-clauses 9.3 or 9.4; or
- (b) in any other case - the Rent as last redetermined or adjusted in accordance with the provisions of sub-clauses 9.3 or 9.4;

**Due Date** means the date for payment of Rent under this Lease as is specified in Column 2 of Item 7 of Schedule 1 and thereafter each anniversary of that date;

**Initial Rent** means the Rent payable under this Lease in respect of the Premises as is specified in Column 2 of Item 5 of Schedule 1 expressed as an annual amount;

**Market Rent** means the Rent that would reasonably be expected to be paid for the Premises if it were offered for the same or a substantially similar use to which the Premises may be put under this lease and on similar terms and conditions;

**Market Rent Review Date** means the date specified in Column 2 of Item 8 of Schedule 1;

**Rent** means the greater of:

- (a) the Base Annual Rent payable upon each Due Date less any Rent Rebate granted to the Lessee by the Lessor; or
- (b) the statutory minimum Rent payable in respect of a lease granted under the CLM Act 2016 which is not subject to any rebate;

**Rent Adjustment** means an adjustment of Rent made under sub-clause 9.3.

**Rent Rebate** means such amount as specified in Column 2 of Item 6 of Schedule 1 granted to the Lessee by the Lessor under Clause 9.5 and expressed either as an absolute dollar value or a percent of the Base Annual Rent.

## 9.2 Lessee to Pay Rent

The Lessee covenants with the Lessor that the Lessee will on the Commencing Date and thereafter during the whole of the Term on the Due Date pay the Rent to the Lessor in accordance with the provisions of this clause without demand free of exchange and without deduction whatsoever.

## 9.3 Calculation of Rent Adjustment

- (a) On each Anniversary of the Due Date the Rent subject to the Lessors discretion, will be adjusted in accordance with the following formula:

$$R = B \times \frac{C}{D}$$

where:

- R represents the Base Annual Rent following adjustment under this Clause;
- B represents the Base Annual Rent before adjustment under this Clause;

- C represents the Consumer Price Index number for the last quarter for which such a number was published before the due date; and
  - D represents the Consumer Price Index number for the last quarter of the last adjustment of rent for which such a number was published.
- (b) In this clause "Consumer Price Index number" in relation to a quarter means the number for that quarter appearing in the Consumer Price Index (All Groups Index) for Sydney published by the Australian Statistician. In the event that such index be discontinued or abolished the Minister may at his absolute discretion nominate another Index.
  - (c) If the reference base for the Consumer Price Index is changed regard shall be had only to Index numbers published in terms of the new reference base or to Index numbers converted to the new reference base in accordance with an arithmetical conversion factor specified by the Australian Statistician.
  - (d) Any Rent adjusted under this sub-clause must be adjusted to the nearest whole dollar.
  - (e) An adjustment of Rent made under this clause shall take effect on its Due Date notwithstanding that any Rent notice to the Lessee is not issued until after that date.

#### 9.4 **Market Rent Review**

- (a) In addition to the Rent adjustment provided for in clause 9.3 the Rent may, subject to the following provisions of this clause, be redetermined to an amount that is the market Rent on that date with effect on and from each Market Rent Review Date by the Lessor.
- (b) A redetermination of Rent for the purposes of sub-clause 9.4(a) will be taken to have been made on the Market Rent Review Date if it is made at any time within the period of six months before and up to six months after that Market Rent Review Date.
- (c) Where the Lessor does not redetermine the Rent as provided for in clause 9.4(a) it may subsequently redetermine the Rent at any time before the next Market Rent Review Date. No succeeding Market Rent Review Date will be postponed by reason of the operation of this clause.
- (d) An adjustment of Rent made under sub-clause 9.4(c) will take effect and be due and payable on the next due date

following the date of issue of the notice of adjustment (or where the said due date and the date of issue of the notice of redetermination are the same, then that date) even if the Lessee wishes to dispute the redetermination.

#### 10 CONTINUING OBLIGATION

The obligation of the Lessee to pay the Rent is a continuing one during the Term of this Lease and any renewal or extension of it and shall not abate in whole or in part or be affected by any cause whatsoever.

#### 11 NO REDUCTION IN RENT

Subject to this Lease the Lessee will not without the written consent of the Lessor by any act, matter or deed or by failure or omission impair, reduce or diminish directly or indirectly the Rent required to be paid under this Lease. However, if at any time during the Lease:

- (a) some natural disaster or other serious event occurs which is beyond the reasonable control of the Lessee; or
- (b) as a result of the damage, the Lessee is not able to use the Premises in a reasonable manner,

the Lessee's obligations to pay Rent will abate to the extent proportional to the effect on the Lessee's ability to occupy and use the Premises until the Premises are restored to a condition in which the Lessee is able to conduct the Lessee's activities and/or occupy the Premises in a reasonable manner.

#### 12 LESSEE TO PAY WASTE CHARGES

- 12.1 The Lessee will when the same become due for payment pay all of the commercial waste management charges imposed by Cowra Shire Council.

#### 13 LESSEE TO PAY OTHER CHARGES

The Lessee will pay all other fees, charges, maintenance costs and impositions not referred to in clause 12 for which it may properly be liable and which are at any time during the Term payable in respect of the Premises or on account of the use and occupation of the Premises by the Lessee.

#### 14 LESSEE TO PAY FOR SERVICES

- 14.1 The Lessee will as and when the same become due for payment pay to the Lessor or to any other person or body authorised to supply the same all proper charges for gas and electricity, water charges incurred by meter number R07001293 and any replacement water meter

required due to damage to the meter by the Lessee in or supplying the licence area or other services supplied to the Lessee or consumed in or on the Premises, by the Lessee.

## 15 LESSEE TO PAY COST OF WORK

Whenever the Lessee is required under this Lease to do or effect any act, matter, work or thing then the doing of such act matter or thing will unless this Lease otherwise provides be at the sole risk, cost and expense of the Lessee.

## 16 COSTS PAYABLE

### **16.1 Costs Payable to Lessor**

What costs must the lessee pay?

16.2 The lessee must pay to the lessor or as the lessor directs –

- (a) the rent stated in item 5 in Schedule 1;
- (b) the outgoings stated in clauses 12, 13 & 14;
- (c) the reasonable cost to the lessor of remedying any and every failure to comply, breach or default by the lessee under this Lease;
- (d) the reasonable cost to the lessor of dealing with any application by the lessee for the lessor's consent under this lease (whether or not it is given);
- (e) interest on these moneys at the rate stated in clause 17;
- (f) registration fee for registration of this lease at NSW Land Registry Service (payable on delivery to the lessor's solicitor of the executed lease);
- (g) if the lessee defaults, the lessor's reasonable legal costs relating to the default;
- (h) the lessor's reasonable costs and expenses in connection with the preparation of this lease but only that part of those costs and expenses which are permitted to be recovered by a lessor under section 14 and section 45 of the *Retail Leases Act, 1994*; and
- (i) any variation of this Lease made otherwise than at the request of the Lessor;

- (j) any entry, inspection, examination, consultation or the like which discloses a breach by the Lessee of any provision of this Lease;
- (k) the Lessee requiring the Lessor to do any act, matter or thing under this Lease, unless otherwise provided for in this Lease, the Lessee will reimburse the Lessor for all reasonable costs and expenses incurred in complying with that requirement;
- (l) GST as provided by item 5 of Schedule 1.

#### 16.12 **Costs payable by Lessor**

The Lessor will pay its own direct and external consultants costs in relation to any rental redetermination matter without reimbursement from the Lessee.

### 17 INTEREST ON OVERDUE MONEYS

The lessee will pay interest to the Lessor on any moneys due and payable under the Lease or on any judgment in favour of the Lessor in an action arising from the Lease until all outstanding moneys including interest are paid in full. The rate of interest applicable is the rate set by the Lessor's Bank for the time being as its benchmark rates for overdrafts of one hundred thousand dollars (\$100,000.00) or more. Interest will accrue and be calculated daily.

### 18 MANNER OF PAYMENT OF RENT AND OTHER MONEYS

The Rent and other moneys payable in accordance with this Lease must be paid to the address or bank account specified in Column 2 of Item 9 of Schedule 1 or to such other person or at such other address as the Lessor may from time to time direct by notice in writing served on the Lessee.

### 19 GOODS AND SERVICES TAX

- (a) For the purposes of this lease, "GST", "taxable supply", "consideration" and "tax invoice" have the meanings given to those terms in A New Tax System (Goods and Services Tax) Act 1999.
- (b) All payments to be made or other consideration to be provided under this Lease are GST inclusive unless otherwise expressly stated. If any payment or consideration to be made or provided by the Lessee to the Lessor is for a taxable supply under the Lease on which the Lessor must pay GST and the Lessor gives the Lessee a tax invoice, the Lessee must pay to the Lessor an amount equal to the GST payable (the "GST Amount") by the Lessor for that taxable supply upon receipt of that tax invoice.



- (c) The Parties agree that they are respectively liable to meet their own obligations under the GST Law. The GST Amount must not include any amount incurred in respect of penalty or interest or any other amounts payable by the Lessor as a result of default by the Lessor in complying with the GST Law.

## 20 SUBLEASING, ASSIGNMENT AND PARTING WITH POSSESSION

- 20.1 The Lessee may not sublet, assign this Lease or part with possession of the Premises or any part of them without the consent of the Lessor. The Lessor will not unreasonably withhold its consent.
- 20.2 The Lessee agrees that consent will be taken not to have been "unreasonably withheld" if the Lessor has been served with a notice by the Minister requiring the Minister's consent to any assignment or Sub Lease or parting with possession of the Premises and the Minister has been requested to give consent but has not given that consent.
- 20.3 If the Lessee is a corporation, it will be treated as assigning this Lease, for the purposes of sub-clause 20.1, if the person or persons who beneficially own or control a majority of its voting shares at the commencement of this Lease cease to do so, except as a result of transmission on the death of a shareholder. This clause will not apply if the Lessee is a corporation, the voting shares of which are listed on a Stock Exchange in Australia.
- 20.4 Where the property is a retail shop, before requesting the consent of the lessor to a proposed transfer of this lease, the lessee must furnish the proposed transferee with a copy of any disclosure statement given to the lessee in respect of this lease, together with details of any changes that have occurred in respect of the information contained in the disclosure statement (being changes of which the lessee was aware or could reasonably be expected to be aware). For the purpose of enabling the lessee to comply with this obligation, the lessee can request the lessor to provide the lessee with a copy of the disclosure statement concerned and, if the lessor is unable or unwilling to comply with such a request within 14 days after it is made, this clause 20.4 does not apply.
- 20.5 The Lessee is to pay the Lessor's reasonable legal and other costs relating to considering and giving consent, including any costs which the landlord incurs in making inquiries as to the respectability, solvency, responsibility, stature, experience and capability of any proposed subtenant or assignee or the person to whom possession is to be transferred.
- 20.6 The Lessee may not mortgage or charge this Lease or any estate or interest in the leased Premises.

## 21 TERMINATION OF LEASE

- 21.1 Subject to Clauses 22 and 23 this Lease terminates on the date specified in Column 2 of Item 3 of Schedule 1.

## 22 TERMINATION OF LEASE UNDER SECTION 3.43 OF CLM ACT 2016

- 22.1 The Lessor and Lessee acknowledge that, subject to sub-clause 22.2, this Lease will terminate under Section 3.43 of the CLM Act 2016 if the reservation or dedication over that part of the Reserve that comprises the whole or part of the Premises is revoked, unless the revocation notification otherwise provides.
- 22.2 Where only part of Premises is affected by a revocation or proposed revocation the Lessor undertakes to consult with the Lessee and the Lessee undertakes to consult with the Lessor to determine if an agreement under Section 3.43(2) can be reached for the continuation of this Lease in respect to that part of the Premises not affected by the revocation.
- 22.3 The Lessee expressly acknowledges that as provided by Section 3.43(4) of the CLM Act 2016 no compensation shall be payable in respect of the Termination of this Lease by the operation of Section 3.43.

## 23 TERMINATION OF LEASE ON DEFAULT

- 23.1 The Lessor may end the Lease in the manner set out below in the following circumstances:
- (a) if the Rent or any part of it or any other moneys owing to the Lessor under the Lease is or are in arrears for one month, whether formally demanded or not;
  - (b) if the Lessee breaches an essential condition of this Lease or any rule or regulation made under this Lease;
  - (c) if defects notified under a provision of this Lease are not remedied within the time specified in the notice;
  - (d) if the Lessee is a corporation and an order is made or a resolution is passed for its winding up except for reconstruction or amalgamation;
  - (e) if the Lessee is a company and ceases or threatens to cease to carry on business or goes into liquidation, whether voluntary or otherwise, or is wound up or if a liquidator or receiver (in both cases whether provisional or otherwise) is appointed;

- (f) if the Lessee is a company and is placed under official management under the corporations law or enters a composition or scheme of arrangement;
  - (g) if the interest of the Lessee under this Lease is taken in execution;
  - (h) if the Lessee or any person claiming through the Lessee conducts any business from the leased Premises after the Lessee has committed an act of bankruptcy.
- 23.2 In the circumstances set out in sub clause 23.1, the Lessor may end the Lease by:
- (a) notifying the Lessee that it is ending the Lease; or
  - (b) re-entering the Premises, with force if necessary, and ejecting the Lessee and all other persons from the Premises and repossessing them; or
  - (c) doing both.
- 23.3 If the Lessor ends this Lease under this clause, the Lessee will not be released from liability for any prior breach of this Lease and other remedies available to the Lessor to recover arrears of Rent or for breach of this Lease will not be prejudiced.
- 23.4 If the Lessor ends this Lease under this clause or under clause 22, it may remove the Lessee's property and store it at the Lessee's expense without being liable to the Lessee for trespass, detinue, conversion or negligence. After storing it for at least one month, the Lessor may sell or dispose of the property by auction or private sale. It may apply any proceeds of the auction or sale towards any arrears of Rent or other moneys or towards any loss or damage or towards the payment of storage and other expenses.
- 23.5 If the Lessor ends this Lease under this clause, it may, besides any other rights and remedies that it might have, recover from the Lessee damages for the loss of the benefit of the rest of this Lease.

## 24 ACCEPTANCE OF RENT NOT WAIVER

Demand for, or acceptance of Rent or any other moneys due under this Lease by the Lessor after forfeiture does not operate as a waiver of forfeiture.

## 25 HOLDING OVER BY LESSEE

- (a) On and from the Terminating Date of this Lease, the Lessee shall be entitled with the consent of the Lessor and the Minister to remain in possession of the Premises on the following terms and conditions:

- (i) the Lessee shall become a monthly tenant of the Lessor at a monthly rental equivalent to one twelfth of the annual Rent payable at the time of expiration of this Lease;
  - (ii) the Lessee shall comply with and be bound by the terms and conditions of this Lease insofar as the terms and conditions are applicable, provided that the lessor may from time to time by notice in writing served on the lessee direct that any particular condition not apply or be amended in the manner set out in the notice.
- (b) The lessor and the Lessee expressly agree that where any provision of this Lease confers any right, duty, power or obligation on a Party upon the expiration of this Lease and the Lessee is authorised to remain in possession of the Premises pursuant to a consent granted under this clause the emergence of the right, duty, power or obligation shall be postponed until such time as the Lessee ceases to be entitled to possession pursuant to this clause.
- (c) The tenancy created by operation of this clause may be determined by the lessor serving on the Lessee a notice to quit. The notice shall take effect at the expiration of the period of one month from the date of service of the notice or such further period as may be specified in the notice.
- (d) The tenancy created by operation of this clause may be determined by the Lessee serving on the Lessor a notice stating that as from a date specified in the notice the tenancy is surrendered.

## 26 OPTION TO RENEW

- 26.1 Should the Lessee wish to exercise a right granted to it by the Lessor in terms of this Lease to take a further lease of the Premises for a further term from the expiration of the term of this Lease and of such wish will prior to the expiration of the term give to the Lessor not less than six (6) months' notice in writing and will in the meantime duly and punctually pay the rent reserved by this Lease at the times appointed for payment and will duly perform and observe the covenants and agreements by and on the part of the tenant contained in this Lease up to the expiration of the term granted the Lessor will at the expense of the Lessee demise to the Lessee the Premises for a further term at a market rent to be agreed upon by the parties but to be not less than the rent payable immediately prior to the expiration of the term granted.
- 26.2 In the event of the parties failing to agree on the rent then at such market rent being not less than the rent payable immediately prior to the expiration of the term granted as will be determined by a qualified

valuer nominated by the parties or failing such nomination then by the President for the time being of the New South Wales Division of the Australian Property Institute (Inc) or a qualified valuer nominated by him for that purpose. In making such determination the following provisions will apply:

- (a) the valuer will act as an expert and not as an arbitrator; and
- (b) the fees and costs of the valuer will be borne by the parties as determined by the valuer.

#### 27.1 LESSEE TO YIELD UP

27.1 The Lessee will forthwith upon the expiry or determination of this Lease or any extension of it peaceably vacate the Premises at the Lessee's expense.

27.2 The Lessee must:

- (a) unless otherwise provided for in this Lease, remove the Tenant Fixtures and must remove any signs, names, advertisements, notices or hoardings erected, painted, displayed, affixed or exhibited upon, to or within the Premises by or on behalf of the Lessee (other than a notice displayed by the Lessor); and
- (b) unless otherwise provided for in this Lease, rehabilitate the Premises, (to the extent to which it has been altered or affected by the Lessee's occupation and use of the Premises) as nearly as practicable to the original condition before the installation of the Tenant Fixtures to the reasonable satisfaction of the Lessor; and
- (c) ensure that when it vacates the Premises, the Premises comply with any Environmental Law to the extent that it did so at the time of granting of this Lease; and
- (d) leave the Premises in a clean and tidy condition.

27.3 Sub-clause 27.2 does not apply unless the Lessor permits the Lessee to carry out any works on the Premises reasonably required in order to comply with the clause.

### **OBLIGATIONS AND RESTRICTIONS RELATING TO PREMISES**

#### 28 ADDITIONS AND ALTERATIONS

The Lessee shall not make any additions or alterations to the Premises without first obtaining the written consent of the Lessor, the Minister (unless it has been deemed to have been given under section 2.23 of the CLM Act 2016) and

any development consent required under the Environmental Planning & Assessment Act 1979. Any additions or alterations consented to by the Lessor and the Minister shall be carried out at the Lessee's expense and in a workmanlike manner..

29 MAINTENANCE OF PREMISES AND ENCLOSED AREAS

- (a) The Lessee will keep the Premises clean and tidy and in good order and condition and will be responsible for all maintenance of and to the Premises, subject to clause 29(b), and all connection costs and charges for utilities used on the Premises.
- (b) Other than as a result of damage or excessive wear and tear caused by the Lessee or its agents, servants, invitees or licensees the Lessor agrees to:
1. Repair vandalism damage to the premises excluding any fixtures, fittings, goods or equipment not owned by the Lessor or the Crown.
  2. Maintain the building structure (roof, gutters and downpipes, ceiling, walls, doors, door jambs, door locks, floors and patio structure) in good condition, clean the gutters and fix structural defects.
  3. Comply with all its obligations in terms of the Maintenance Schedule attached and marked as Annexure "C".

30 LESSEE TO ERECT BARRICADES ETC.

Where the Premises or any part of the Premises become to the knowledge of the Lessee (or which ought reasonably to be in the knowledge of the Lessee) unsafe, hazardous or dangerous the Lessee will forthwith erect such warning signs, fences and barricades as may be necessary until the Premises are rendered safe.

31 LESSEE NOT TO REMOVE MATERIALS

- (a) The Lessee will not mine, remove, extract, dig up or excavate any sand, stone, gravel, clay, loam, shell or similar substance from, on or in the Premises or permit any other person to undertake such action without the prior consent in writing of the Lessor and the Minister and subject to such conditions as the Lessor or the Minister may determine.
- (b) Sub clause 31(a) does not apply to any removal, digging up or excavation as may be necessary to construct or undertake any improvement authorised by or under this Lease provided that any such removal, digging up or excavation is undertaken in accordance with the requirements of that authorisation.
- (c) A failure by the Lessee to comply with any condition imposed pursuant to sub clause 31(a) constitutes a failure by the Lessee to comply with a provision or covenant of this Lease.

### 32 ADVERTISING

- (a) The Lessee must not permit to be displayed or placed on the Premises or any part of them any sign, advertisement or other notice without first obtaining the Lessor's written consent other than safety signs, in respect of which the Lessor's consent will not be required; and
- (b) The Lessor may at any time by notice in writing require the Lessee to discontinue to use any piece or mode of advertising to which the Lessor has granted consent under sub-clause 31 (a) which in the opinion of the Lessor has ceased to be suitable or has become unsightly or objectionable and the Lessee on receipt of the notice must comply accordingly.

### 33 NOTIFICATION OF ACCIDENT

The Lessee will give to the Lessor prompt notice in writing of any serious accident to any person or accident to the Premises or serious defect at or to the Premises unless that defect or accident is Capable of being and is promptly remedied by the Lessee.

### 34 RODENTS AND VERMIN

The Lessee will take all reasonable precautions to keep the Premises free of rodents, vermin, insects and pests and will in the event of failing to do so if required by the Lessor but at the cost of the Lessee employ from time to time a duly certified pest exterminator approved by the Lessor whose approval will not be unreasonably withheld. In performing its obligations pursuant to this clause the Lessee and any person acting on the lessee's behalf will not use any substance or undertake any activity prohibited by any law.

### 35 LESSEE NOT TO BURN OFF

If applicable, the Lessee will not carry out any burning off on the Premises except with the prior consent of the Lessor in writing, which consent shall not be unreasonably withheld, and after compliance with the requirements of the Rural Fires Act 1997. Any consent granted in accordance with this condition shall be subject to such reasonable conditions as the Lessor may impose.

### 36 LESSEE NOT TO COMMIT NUISANCE ETC

The Lessee will not:

- (a) carry on or permit to be carried on at the Premises any noxious, nuisance or offensive trade or business; or

- (b) do or permit to be carried on at the Premises any act, matter or thing which results in nuisance damage or disturbance to the Lessor or owners or occupiers of adjoining or neighbouring lands or buildings; or
- (c) use the Premises for any illegal activity

### 37 HAZARDOUS SUBSTANCES

The Lessee must not bring on to the Premises or keep any Hazardous Substance on the Premises without the prior consent of the Lessor, which consent shall not be unreasonably withheld.

### 38 RELICS

- (a) Unless authorised to do so by a permit under section 87 or a consent under section 90 of the National Parks and Wildlife Act 1974 and subject to observance and compliance with any conditions imposed on the grant of such permit or consent the Lessee will not knowingly disturb, destroy, deface or damage any aboriginal relic or place or other item of archaeological significance within the Premises and will take reasonable precautions in drilling excavating or carrying out other operations or works on the Premises against any such disturbance, destruction, defacement or damage.
- (b) If the Lessee becomes aware of any Aboriginal relic or place or other item of archaeological significance within the Premises the Lessee will immediately notify the Lessor and the Director-General of the Office of Environment and Heritage of the existence of such relic, place or item.
- (c) The Lessee will not continue any operations or works on the Premises likely to interfere with or disturb any relic, place or item referred to in sub clause 38(b) without the approval of the Director-General of the Office of Environment and heritage and the Lessee will observe and comply with all reasonable requirements of the said Director-General in relation to carrying out the operations or works.

### 39 ARTEFACTS

All fossils, artefacts, coins, articles of value, articles of antiquity, structure and other remains or things of geological historical or archaeological interest discovered on or under the surface of the Premises shall be deemed to be the absolute property of the Lessor and the Lessee will as authorised by the Lessor watch or examine any excavations and the Lessee will take all reasonable precautions to prevent such articles or things being removed or damaged and will as soon as practicable after discovery thereof notify the Lessor of such discovery and carry out the Lessor's orders as to the delivery up to or disposal of such articles or things at the Lessor's expense.



## **IMPROVEMENTS AND PLANT**

### **40 OWNERSHIP AND REMOVAL OF IMPROVEMENTS AND TENANT FIXTURES**

- (a) Upon expiry or sooner determination of this Lease all Improvements undertaken by the Lessee become the property of the Lessor.
- (b) During the Term and any extension of it, ownership of Tenant Fixtures vests in the Lessee. Notwithstanding anything contained in this Lease, so long as any Rent or other moneys are due by the Lessee to the Lessor or if the Lessee has committed any breach of this Lease which has not been made good or remedied and whether the Lessee is still in possession or not, the Lessee shall not be entitled to remove any of the Tenant Fixtures, fittings or equipment from the leased property.

### **41 GENERAL REQUIREMENT TO REPAIR**

Without prejudice to any specific obligations contained in this Lease the Lessee will to the satisfaction of the Lessor at all times keep the Premises in good repair and properly maintained in all respects.

### **42 BREAKAGES**

The Lessee will immediately at the Lessee's expense make good any breakage defect or damage to the Premises (including but not limited to broken glass) or to any adjoining premises or to any facility or appurtenance of the Lessor occasioned by want of care, misuse or abuse on the part of the lessee, the Lessee's agents, servants, invitees or licensees.

### **43 LESSOR'S RIGHT TO ENTER INSPECT AND REPAIR**

The Lessor, the Lessor's agents, the Minister and the Minister's delegates may at all reasonable times upon giving to the Lessee reasonable notice (except in the case of emergency when no notice shall be required) and accompanied by the Lessee or an employee or agent of the Lessee enter upon the Premises and view the state of repair of the Premises and may serve upon the Lessee a notice in writing of any defect (the repair of which is the Lessee's obligation under this Lease to undertake) requiring the Lessee within two months to repair the same.

### **44 INDEMNITIES AND INSURANCE**

#### **Definition**

For the purposes of clauses 45, 46, 47, 48, 49, 50, 58 and 59 -

Lessor means the Lessor, His Majesty the King His Heirs and Successors, the State of New South Wales, the Minister and the agents, servants, employees

and contractors of His Majesty, His Majesty's Heirs and Successors, the State of New South Wales and the Minister.

Claim/s means actions, suits, claims, demands, proceedings, losses, damages, compensation, costs, legal costs, charges and expenses.

## 45 INDEMNITIES

### **45.1 Indemnity for use of Premises**

- (a) The Lessee indemnifies and keeps indemnified the Lessor from and against all Claims whatsoever to which the Lessor shall or may be or become liable for or in respect of the Lessee's occupation operation and use of the Premises or for or in respect of all Claims of whatsoever nature or kind and howsoever arising (and whether to any property or to any person resulting in the destruction or damage of any property or the death or injury of any person) at or upon the Premises or originating on the Premises, although occurring or sustained outside the Premises, except to the extent that any such Claims:
- (i) arise from or are contributed to by the negligence or wilful act or omission on the part of the Lessor; or
  - (ii) arise from the occupation, operation or use of the Premises by any other occupier, or the acts of any person who has access to the Premises with the consent of another occupier, and the Lessor is adequately indemnified by that other occupier in respect of the relevant Claim or demand, and the Lessor will use its reasonable endeavours to ensure that an indemnity in or to the effect of this form is contained in any agreement with any other occupier of the Premises.

### **45.2 Indemnity Continues After Expiration of Lease**

The obligations of the Lessee under this clause continue after the expiration or other determination of this Lease in respect of any act, deed, matter or thing happening before such expiration or determination for the period limited by the Statute of Limitations.

### **45.3 Exclusion of Consequential Loss**

Despite any other provision of this Lease, both Parties exclude, (and agree that they will have no rights against the other for) liability for consequential or indirect loss arising out of this Lease including (without limitation) in respect of loss of profits or loss of business. This clause does not apply in respect of wilful acts by either Party.

## 46 RELEASE OF LESSOR FROM LIABILITY

- (a) The Lessee shall occupy, use and keep the Premises at the risk of the Lessee and hereby releases to the full extent permitted by law the

Lessor from all Claims resulting from any accident, damage or injury occurring therein (but excluding such Claims to the extent that such Claims arise out of the negligent or wilful acts omissions or default of the Lessor) and the Lessor shall have no responsibility or liability for any loss of or damage to fixtures and/or personal property of the Lessee or any agent or servant of the Lessee or of any member of the public whilst in or upon the Premises (but excluding such Claims to the extent that such Claims arise out of the negligent acts or wilful omissions or default of the Lessor).

- (b) The obligations of the Lessee under this clause shall continue after the expiration or other determination of this Lease in respect of any act, deed, matter or thing happening before such expiration or determination for which the Lessee is responsible. Such obligation is to be governed by the Statute of Limitations.

#### 47 NO LIABILITY FOR FAILURE OF SERVICES

The Lessor will not be under any liability for any loss, injury or damage sustained by the Lessee or any other person at any time as a result of or arising in any way out of the failure of the electricity, telephones, gas, water supply, sewerage, drainage or any other services or facilities provided by the Lessor or enjoyed by the Lessee in conjunction with the Premises or this Lease provided that such failure is not due to the negligent or wilful act or omission of the Lessor its servants or agents.

#### 48 LESSEE NOT TO IMPOSE LIABILITY ON LESSOR

Subject to any other provision of this Lease, the Lessee will not without the written consent of the Lessor or Minister by any act, matter or deed or by failure or omission cause or permit to be imposed on the Lessor or Minister any liability of the Lessee under or by virtue of this Lease even though the Lessee is entitled to do so under any law present or future or otherwise.

#### 49 INSURANCE - PUBLIC RISK

The Lessee will effect and maintain with a reputable and solvent insurer with respect to the Premises and the activities carried on in the Premises public risk insurance for an amount not less than the amount set out in Column 2 of Item 12 of Schedule 1 (or such other amount as the Lessor may from time to time reasonably require) as the amount payable in respect of liability arising out of any one single accident or event. The Lessor acknowledges that the Lessee may effect the public risk insurance pursuant to an insurance policy which is not specific as to the location of risk.

#### 50 PROVISIONS RE POLICIES

- (a) All insurance policies required to be effected by the Lessee pursuant to this Lease shall be in place prior to occupying the Premises.

- (b) The Lessee will produce to the Lessor, once per calendar year or once per period of insurance (whichever first occurs), a certificate of insurance and/or a certificate of currency in respect of the insurance policies required to be effected by the Lessee pursuant to this Lease.
- (c) The Lessee will not at any time during the Term do any act or omit to do any act which it ought reasonably believe may render void or voidable any policy of insurance. If the Lessee does any act or fails to do any act whereby the rate of premium on such insurance shall be liable to be increased, the Lessee will obtain insurance cover for such increased risk and pay all additional premiums required on account of the additional risk caused by the use to which the Premises are put by the Lessee.
- (d) The Lessee will use all reasonable endeavours to ensure that full, true and particular information is given to the office or company with which the said insurances are effected of all matters and things the non-disclosure of which might in any way prejudice or affect any such policy or policies of insurance or the payment of all or any moneys there under.

## **LESSOR'S WARRANTIES AND COVENANTS**

### **51 HAZARDOUS CHEMICALS**

The Lessor warrants that it has not received any notice pursuant to the *Contaminated Land Management Act 1997* (NSW).

### **52 QUIET ENJOYMENT**

The Lessor warrants that subject to:

- (a) the Lessor's rights under this Lease;
- (b) the Lessee complying with its obligations under this Lease;

the Lessee may hold and occupy the Premises without undue interference by the Lessor.

## **LESSOR'S POWERS AND FUNCTIONS**

### **53 APPROVAL BY THE LESSOR**

- (a) This clause does not apply to a consent or approval under clause 20.
- (b) In any case where pursuant to this Lease the doing or executing of any act, matter or thing by the Lessee is dependent upon the approval or

consent of the Lessor such approval or consent will not be effective unless given in writing and may be given or withheld (unless the context otherwise requires) by the Lessor and may be given subject to such conditions as the Lessor may determine unless otherwise provided in this Lease provided such consent or approval is not unreasonably withheld or such terms and conditions are not unreasonable.

- (c) Any failure by the Lessee to comply with a condition imposed by the Lessor pursuant to sub-clause 53(b) constitutes a failure, by the Lessee to comply with a condition of this Lease.

#### 54 OPINION OF THE LESSOR

Any opinion to be formed by the Lessor for the purposes of this Lease may be formed by the Lessor on such grounds and material as the Lessor determines to be sufficient. If the Lessor deems it necessary, such opinion will be formed after consultation with any New South Wales Government Department, the Local Council or other public authority or the Standards Association of Australia or any other body whose objects and functions are relevant. In forming any such opinion the Lessor is deemed to be exercising merely administrative functions.

### **COMPLIANCE WITH STATUTES AND OTHER INSTRUMENTS**

#### 55 LESSEE TO COMPLY WITH ALL COMMONWEALTH AND NSW STATE LAWS

- (a) The Lessee will comply with the requirements of all statutes, regulations or by-laws and requirements of all relevant public and local authorities in so far as they apply in relation to the use and occupation of the Premises to the extent to which the Lessee is bound at law to comply with the same and nothing in this Lease affects this obligation.
- (b) The Lessee will forthwith on being served with a notice by the Lessor comply with any notice or direction served on the Lessor by a competent authority relating to the destruction of noxious animals or plants or pests or the carrying out of repairs alterations or works on or to the Premises.

#### 56 LESSEE TO COMPLY WITH ENVIRONMENTAL LAWS

In relation to its use of the Premises, the Lessee must, during the Term, and in relation to the Premises:

- (a) comply with relevant Environmental Law;
- (b) use its best endeavours to prevent a breach of any Environmental Law;
- (c) report any breach even if accidental; and

- (d) provide to the Lessor as soon as reasonably practicable details of notices received by or proceedings commenced against the Lessee pursuant to an Environmental Law:
  - (i) relating to a breach or alleged breach by the Lessee of an Environmental Law; or
  - (ii) requiring the Lessee to carry out works to decrease the affectation of the Premises by any Hazardous Substance.

#### 57 LESSEE'S FAILURE TO COMPLY WITH STATUTORY REQUIREMENTS

Where the Lessee breaches any law in relation to its use of the Premises it is taken to breach a condition of this Lease, provided that:

- (a) the Lessee has been found guilty of the breach, and
- (b) the Lessor determines that the breach warrants the Termination of this Lease.

#### 58 INDEMNITY FOR NON-COMPLIANCE WITH LEGISLATION

The Lessee will indemnify and keep indemnified the Lessor from and against any Claims arising from the non-compliance by the Lessee with any New South Wales or Commonwealth legislation that may apply to the Lessee's use and occupation of the site and access thereto and the Lessee's operation of their business from the site and access thereto.

This clause shall not merge on the expiration or other determination of this Lease in respect of any act, deed, matter or thing happening before such expiration or determination.

#### 59 INDEMNITY FOR BREACH OF ENVIRONMENTAL LAW

Without prejudice to any other indemnity granted by this Lease, the Lessee shall indemnify and keep the Lessor indemnified against all Claims arising from a breach by the Lessee of any Environmental Law which breach is in relation to the Premises. This clause shall not merge on expiration or other determination of this Lease in respect of any act, deed, matter or thing happening before such expiration or determination.

### **DISPUTE RESOLUTION**

#### 60 PROCEDURE - DISPUTE RESOLUTION

- (a) In the event that the Lessor and the Lessee are in dispute regarding any matter relating to or arising under this Lease or in respect of any approvals or consents to be granted by the Lessor (except those approvals or consents where the Lessor has an obligation to act

reasonably) to the Lessee hereunder, then either the Lessor or the Lessee may give notice and particulars of such dispute to the other Party.

- (b) Where a notice of dispute is served pursuant to this clause the Parties agree to enter into informal negotiations to try and resolve the dispute in good faith and in an amicable manner.
- (c) If the dispute is not resolved informally within 21 days of service of written notice, the Parties may confer with a mutually agreed third party whose role will be to assist in the resolution of the dispute by mediation or expert appraisal of the dispute. The Parties agree to provide all information and assistance reasonably requested by such third party, including access to any accounting or other business records relating to or arising out of the Lease.
- (d) A third party appointed in accordance with this clause may decide in which proportions any fees will be borne by the respective Parties. In the absence of any such decision by the third party fees shall be borne equally by the Parties.
- (e) Neither Party shall be entitled to commence or maintain any proceedings in any court or tribunal until negotiations or mediations have taken place pursuant to this clause except where either Party seeks urgent interlocutory relief.
- (f) Either Party may at any time bring negotiation or mediation to an end by serving upon the other Party written notice stating that the dispute has failed to be resolved. Upon service of such notice both Parties shall be entitled to pursue any legal remedies available to them in relation to the dispute. This sub-clause does not in any way limit a mediator's power to apportion fees under sub-clause 60(d).
- (g) Notwithstanding the existence of a dispute being dealt with under this clause the Parties must, unless acting in accordance with an express provision of this Lease, continue to perform their obligations under this Lease.

## 61 NOTICES

### **61.1 Service of Notice on Lessee**

Any notice served by the Lessor on the Lessee must be in writing and will be sufficiently served if:

- (a) served personally or left addressed to the Lessee at the address stated in Column 2 of Item 10 of Schedule 1 or such other address as the Lessee notifies in writing to the Lessor; or

- (b) sent by email to the Lessee's email address stated in Column 2 of Item 10 of Schedule 1 or such other address as the Lessee notifies in writing to the Lessor; or
- (c) forwarded by prepaid security mail addressed to the Lessee at the address stated in Column 2 of Item 10 of Schedule 1

and every such notice must also be served on the Lessee's solicitors, as they may be nominated from time to time, or such other address or email address as the Lessee's solicitors notify in writing to the Lessor, by any methods identified in clauses 61.1 (a), (b) and (c).

#### 61.2 **Service of Notice on Lessor**

Any notice served by the Lessee on the Lessor must be in writing and will be sufficiently served if:

- (a) served personally or left addressed to the Lessor at the address stated in Column 2 of Item 11 of Schedule 1 or such other address as the Lessor notifies in writing to the Lessee; or
- (b) sent by email to the Lessor's email address stated in Column 2 of Item 11 of Schedule 1 or such other address as the Lessor notifies in writing to the Lessee; or
- (c) forwarded by prepaid security mail addressed to the Lessor at the address stated in Column 2 of Item 11 of Schedule 1

and every such notice must also be served on the Lessor's solicitors, as they may be nominated from time to time, or such other address or email address as the Lessor's solicitors notify in writing to the Lessee, by any methods identified in clauses 61.1 (a), (b) and (c).

#### 61.3 **Notices**

- (a) Any notice served by the Lessor or the Lessee under this Lease will be effective if signed by a director or secretary or the solicitors for the Party giving the notice or any other person or persons nominated in writing from time to time respectively by the Lessor or by the Lessee to the other.
- (b) Any notice sent by prepaid security mail will be deemed to be served at the expiration of 2 Business Days after the date of posting.
- (c) Any notice sent by facsimile machine will be deemed to be served on the first Business Day after the date of transmission



(provided that the sending Party receives a facsimile machine verification report indicating that the notice has been transmitted).

## **MISCELLANEOUS**

### **62 NO MORATORIUM**

Any present or future legislation which operates to vary obligations between the Lessee and the Lessor, except to the extent that such legislation is expressly accepted to apply to this Lease or that its exclusion is prohibited, is excluded from this Lease.

### **63 NO WAIVER**

No waiver by a Party of any breach of any covenant obligation or provision in this Lease either express or implied shall operate as a waiver of another breach of the same or of any other covenant obligation or provision in this Lease contained or implied. None of the provisions of this Lease shall be taken either at law or in equity to have been varied waived discharged or released by a Party unless by express consent in writing.

### **64 NO MERGER**

Nothing in this lease merges, postpones, extinguishes, lessens or otherwise prejudicially affects the rights and remedies of the Parties under this Lease or under any other agreement.

### **65 COUNTERPARTS**

- (a) A Party may execute this lease by signing any counterpart.
- (b) All counterparts constitute one document when taken together.

### **66 CONTACT PERSON**

The Lessor and the Lessee each must nominate a person to contact about matters arising under this Lease. The person so nominated is the person referred to in Column 2 of Items 13 and 14 of Schedule 1 or such other person as the Lessor nominates in writing to the Lessee and the Lessee nominates in writing to the Lessor from time to time.

### **67 APPLICABLE LAW**

This Lease shall be construed and interpreted in accordance with the law of New South Wales.

68    NO HOLDING OUT

The Lessee will not in connection with the Premises or otherwise directly or indirectly hold out or not permit to be held out to any member of the public any statement, act, deed, matter or thing indicating that the Premises or the business conducted or operated thereon or any parts or parts thereof are or is being carried on or managed or supervised by the Lessor nor shall the Lessee act as or represent itself to be the servant or agent of the Lessor.

69    WHOLE AGREEMENT

- (a) The provisions contained in this Lease expressly or by statutory implication cover and comprise the whole of the agreement between the Parties.
- (b) No further or other provisions whether in respect of the Premises or otherwise will be deemed to be implied in this lease or to arise between the Parties hereto by way of collateral or other agreement by reason or any promise representation warranty or undertaking given or made by any Party hereto to another on or prior to the execution of this Lease.
- (c) The existence of any such implication or collateral or other agreement is hereby negated.

70    SPECIAL CONDITIONS

The Additional Conditions set out in Schedule 2 apply and form part of this Lease.

## SCHEDULE 1

Item	Clause	Column 1	Column 2
1	2	<b>Commencing Date</b>	TBA 2024
2	7	<b>Term</b>	3 years
3	21	<b>Terminating Date</b>	TBA 2027
4	8	<b>Permitted Use</b>	Coffee Shop
5	9	<b>Initial Rent</b>	\$ TBA per annum plus GST
6	9	<b>Rent Rebate</b>	Not applicable
7	9	<b>Due Date</b>	1 <sup>st</sup> day of each month during time commencing TBA 2024
8	9	<b>Market Rent Review Date</b>	At the commencement of an option period.
9	18	<b>Address for Payment of Rent</b>	C/- Cowra Shire Council 116 Kendal Street Cowra NSW 2794
10	61.1	<b>Lessee's address for Service of Notices</b>	TBA  Phone: Email:
11	61.2	<b>Lessor's address for Service of Notices</b>	Cowra Shire Council 116 Kendal Street Cowra NSW 2794 Phone: 02 6340 2000
12	48	<b>Public Risk Insurance amount</b>	\$20,000,000.00
13	65	<b>Lessor's Contact Person</b>	TBA, Cowra Shire Council
14	65	<b>Lessee's Contact Person</b>	TBA
15	5	<b>Essential Conditions</b>	7, 8, 9, 11, 12, 20, 21, 28, 29, 41, 49, 50, 55, 57, Schedule 2 part 3
16	26	<b>Option period</b>	Option for a further 2 x three year terms.

## **SCHEDULE 2**

### Part 1

#### Particulars of the Reserve

Reserve 46688 for public recreation notified in Government Gazette dated 14<sup>th</sup> June 1911.

### Part 2

#### Description of the Premises

Part of Reserve 46688 as referred to in Annexure "B".

### Part 3

#### Additional Conditions

1. The parties agree that the whole of sections 84 and 85 of the Conveyancing Act 1919 as amended hereby especially negatived saved so far as embodied herein.
2. The parties acknowledge that the following fixtures are the property of the Lessor:
  - (a) Security alarm system.
  - (b) Split system air conditioners.
  - (c) Servicing counter excluding metal sandwich bar.
  - (d) Cool room.
  - (e) Hot water system.
  - (f) Sink.
  - (g) Cupboards, fixed under counter.
  - (h) Down Lights.
  - (i) Shelving, fixed shelving in cool room and plastic shelving in store room.
  - (j) Ceiling exhaust fan.
  - (k) Floor coverings.
  - (l) Fixtures, Moffat oven and grill.
  - (m) Dishwasher.
  - (n) Rangehood exhaust
3. The parties acknowledge that the following fixtures are the property of the Lessee:
  - (a) **TBA**
4. The Lessee shall not sell, offer for sale, supply, deliver or store any liquor on the demised premises and shall not shall apply for a license to sell, offer for sale, supply, deliver or store any liquor on the demised premises.

5. The Lessee may not without the prior consent in writing by the Lessor install on the premises any type of amusement facilities.
6. The Lessee will pay the Lessor a bond for the sum equal to one month's rent for the current rental year within 14 days of receiving a written request from the Lessor. The bond is to be held by the Lessor for due and proper performance by the Lessee of all covenants, obligations and provisions of this Lease.
7. The Lessee must hold a current food safety certificate and provide a copy to the Lessor on request.
8. (a) The Lessee should employ the following emergency contact numbers in appropriate circumstances:  
  
Council Emergency After hours Water/sewer 0419 219231  
State Emergency Service ([SES](#)) [132 500](#)  
Essential Energy and Essential Water General Enquiries - [13 23 91](#)  
Electricity Supply Interruptions, Water Leaks and Blockages - [13 20 80](#)  
Emergency Services for Police, Fire and Ambulance- please contact [000](#)
- (b) In the event of any breakdown or malfunction of the Lessors property, plant or equipment outside of the Lessor's normal business hours for which the Lessor is responsible in terms of Annexure "C", the Lessee should arrange immediate assistance from a qualified tradesperson and take all reasonable steps to minimise any loss, damage or interruption to the Lessee's business and notify the Lessor as soon as reasonably possible.

Executed by **COWRA SHIRE COUNCIL** )  
As Crown Land Manager under the )  
**CLM Act 2016** under delegated )  
authority before me: )

.....  
Signature of Witness

.....  
General Manager

.....  
Full name of Witness

Executed in my presence by the Lessee )  
Who is personally known to me: )

.....  
Signature of Witness

.....

.....  
Full name of Witness

	Lessor (Council) Responsibility	Lessee Responsibility
<b>All Building Alterations</b>  <b>(external and internal)</b>	Assess all requests submitted by the Lessee, and if approved by Cowra Council, ensure satisfactory completion of work.	The Lessee must seek written consent from Council which may be given or withheld at the Council's sole discretion.

<b>Building – External</b>		
Item	Lessor (Council) Responsibility	Lessee Responsibility
<b>Awnings / Roller Shutters / Security Shutters etc. including Security Trolley Door (internal)</b> <b>(Council Provided)</b>	Carry out condition audits and provide ongoing maintenance, repairs or renewal.	<ul style="list-style-type: none"> <li>Organise cleaning as required.</li> <li>Report any damage to Council.</li> <li>Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Cleaning: (including outside signs and windows) / purchase of cleaning materials.</b>	No responsibility for general cleaning.	<ul style="list-style-type: none"> <li>To keep all areas in a clean and hygienic state.</li> <li>Purchase of all cleaning materials.</li> </ul>
<b>Doors: External</b>	<ul style="list-style-type: none"> <li>Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>Council to repair or replace.</li> </ul>	<ul style="list-style-type: none"> <li>Inform Council of any issues which require attention.</li> <li>Organise cleaning as required.</li> <li>No locks are to be fitted without Council approval.</li> <li>Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Graffiti / Vandalism:</b>	<ul style="list-style-type: none"> <li>Removal of graffiti from external areas as determined by Council.</li> <li>Repairs as required due to vandalism damage to Council property.</li> </ul>	<ul style="list-style-type: none"> <li>Report to the Council and Police as soon as possible.</li> <li>Report to NSW Graffiti Hotline: <b>1800 707 125</b></li> </ul>

<b>Lighting: Security (building mounted)</b>	Carry out condition audits and provide ongoing maintenance, repairs or renewal.	<ul style="list-style-type: none"> <li>• Inform Council of any issues.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Lighting: External (roadway or car park)</b>	<ul style="list-style-type: none"> <li>• Capital cost of installation and maintenance.</li> <li>• Repairs due to external vandalism.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Main building: (includes pergolas attached to building)</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>• Assess requests submitted by Lessee and, if approved by Council, ensure satisfactory completion of work.</li> </ul>	<ul style="list-style-type: none"> <li>• Document specific works considered necessary and make application to Council.</li> <li>• Inform Council of issues which require attention.</li> </ul>
<b>Painted Surfaces: (External)</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>• Assess requests for alterations submitted by Lessee and, if approved by Council, ensure satisfactory completion of work, at the Lessees cost.</li> </ul>	<ul style="list-style-type: none"> <li>• Carry out cleaning of painted surfaces as required.</li> <li>• Pay for alterations submitted by Lessee and approved by Council.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Plumbing: (External Fixtures, Taps attached to buildings)</b>	Carry out condition audits and provide ongoing maintenance, repairs or renewal.	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention.</li> <li>• Pay for any “add on” fixtures such as hoses.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Roof, gutters, downpipes:</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>• Regular cleaning of spouting / guttering.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor gutters for blockages and inform the Council of any issues which require attention, especially water damage (as a matter of urgency).</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>



<b>Trade Waste</b>	<ul style="list-style-type: none"> <li>• Capital cost of installation.</li> <li>• Carry out condition audits and provide ongoing maintenance, repairs.</li> </ul>	<ul style="list-style-type: none"> <li>• Pump-outs minimum of every 4 weeks subject to inspection.</li> <li>• Seek approval from Council to request change.</li> <li>• Pay costs associated with pump-outs.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Signage: (Lessee Provided)</b>	Assess requests submitted by users and if <b>approved</b> by Council officers, ensure satisfactory completion of work.	<ul style="list-style-type: none"> <li>• Seek approval of Council for signage.</li> <li>• Pay for signage submitted by Lessee and approved by Council.</li> <li>• Pay for ongoing maintenance, repairs or renewal.</li> </ul>
<b>Windows / Skylights / Glazing:</b>	Carry out condition audits and provide ongoing maintenance, repairs or renewal.	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention (as a matter of urgency if security is compromised).</li> <li>• Carry out day to day cleaning.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>

<b>Building – Internal</b>		
Item	Council Responsibility	Lessee Responsibility
<b>Cleaning / purchase of cleaning materials:</b>	No responsibility for general cleaning.	<ul style="list-style-type: none"> <li>To keep all areas in a clean and hygienic state.</li> <li>Purchase of all cleaning materials.</li> </ul>
<b>Cool-Room (Council provided)</b>	<ul style="list-style-type: none"> <li>Capital cost of installation.</li> <li>Carry out condition audits</li> </ul>	<ul style="list-style-type: none"> <li>Carry out day to day general cleaning.</li> <li>Ensure equipment is used in a proper and appropriate manner.</li> <li>Pay for repairs</li> </ul>
<b>Curtains, Blinds: electric or manual (Council Provided)</b>	Carry out condition audits.	<ul style="list-style-type: none"> <li>Carry out day to day cleaning.</li> <li>Pay for repairs and replacement</li> </ul>
<b>Curtains, Blinds: electric or manual (Lessee Provided)</b>	<ul style="list-style-type: none"> <li>No responsibility.</li> <li>Assess requests for curtains/ blinds submitted by Lessee and, if approved by Council, ensure satisfactory completion of work, at the Lessees cost.</li> </ul>	<ul style="list-style-type: none"> <li>Request Council's consent to install.</li> <li>Pay for purchase and installation of Council approved curtains/ blinds.</li> <li>Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> </ul>
<b>Door Furniture and Locks:</b>	<ul style="list-style-type: none"> <li>Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>Assess requests for installation/ replacement or repair of locks submitted by Lessee and, if approved by Council, ensure satisfactory completion of work.</li> </ul>	<ul style="list-style-type: none"> <li>Inform Council of any broken, inoperable or damaged locks or any issues which require attention (as a matter of urgency if security is compromised).</li> <li>Carry out day to day cleaning.</li> <li>Request Council to install, replace or repair locks.</li> <li>Pay for repairs due to misuse by the Lessee or user</li> </ul>
<b>Doors: (internal including cupboard doors and door fittings)</b>	Carry out condition audits	<ul style="list-style-type: none"> <li>Carry out day to day cleaning.</li> <li>Inform Council of any issues which require attention.</li> <li>Pay for repairs</li> </ul>

<b>Fire extinguishers: Portable supplied by Council.</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>• Undertake Essential Safety Measure checks and maintain records.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>
<b>Floor surfaces and coverings:</b>	Carry out condition audits	<ul style="list-style-type: none"> <li>• Carry out day to day cleaning.</li> <li>• Pay for repairs</li> </ul>
<b>Fridges and freezers or deep fryers:  (Lessee Owned)</b>	No responsibility.	<ul style="list-style-type: none"> <li>• Arrange and pay for all ongoing maintenance, repairs or renewal.</li> </ul>
<b>Furniture:  (Council Provided)</b>	No responsibility.	<ul style="list-style-type: none"> <li>• All regular cleaning and maintenance.</li> <li>• Repairs and replacement where required.</li> </ul>
<b>Furniture:  (Lessee Provided)</b>	No responsibility.	<ul style="list-style-type: none"> <li>• Provide ongoing maintenance, repairs or renewal.</li> </ul>
<b>Heating / Cooling / Extraction fixtures:  (Council provided)</b>	<ul style="list-style-type: none"> <li>• Capital cost of installation.</li> <li>• Carry out condition audits</li> <li>• Council to provide replacement if needed</li> </ul>	<ul style="list-style-type: none"> <li>• Carry out day to day general cleaning.</li> <li>• Carry out cleaning as required of rangehood/exhaust fan and kitchen extraction filters.</li> <li>• Carry out scheduled maintenance cleaning of filters in air conditioning equipment, heaters.</li> <li>• Inform Council of any issues which require attention.</li> <li>• Ensure equipment is used in a proper and appropriate manner.</li> <li>• Pay for repairs.</li> </ul>
<b>Heating / Cooling / Extraction fixtures:  (Lessee provided)</b>	<ul style="list-style-type: none"> <li>• No responsibility.</li> <li>• Assess requests for heating/ cooling/ extraction fixtures submitted by Lessee and, if approved by Council, ensure satisfactory completion of work, at the Lessees cost.</li> </ul>	<ul style="list-style-type: none"> <li>• Request Council consent to install.</li> <li>• Carry out day to day cleaning.</li> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>• Carry out general cleaning as required.</li> </ul>

<b>Hot Water Service:</b>	<ul style="list-style-type: none"> <li>• Capital cost of installation.</li> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform the Council of any issues which require attention, especially water damage (as a matter of urgency).</li> <li>• Pay for repairs</li> </ul>
<b>Keys: (External and Internal locks)</b>	<ul style="list-style-type: none"> <li>• Purchase, installation and maintenance of all locks.</li> <li>• Issue of four sets of restricted keys to Lessee.</li> <li>• The building will be fitted with Council locks and made accessible to relevant Council officers.</li> <li>• Maintain a register of key holders.</li> </ul>	<ul style="list-style-type: none"> <li>• All locks to be keyed to Council's keying system.</li> <li>• Be responsible for all keys issued by Council.</li> <li>• Inform Council of any lost keys as a matter of urgency.</li> <li>• Pay for replacement of "lost" keys.</li> <li>• Pay for additional keys.</li> <li>• Pay for repairs due to misuse by Lessee or user groups.</li> <li>• Ensure that all areas of the building are accessible by Council officers at all times.</li> <li>• Pay for rekeying of a facility due to keys being lost / misplaced or unaccounted for.</li> <li>• No unauthorised works allowed.</li> <li>• No locks are to be fitted without Council approval.</li> <li>• No additional keys may be cut without Council approval.</li> <li>• Provide Council with a key register annually.</li> </ul>
<b>Kitchen equipment – fixed: (e.g. stove, oven, dishwasher, boiling water units etc.)</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits</li> <li>• Council will take no responsibility for items provided by the user.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Carry out day to day cleaning.</li> <li>• Pay for repairs and Replacement.</li> </ul>
<b>Lighting: (exit and emergency lighting).</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits and provide ongoing maintenance, repairs or renewal.</li> <li>• Undertake Essential Safety Measure checks and maintain records.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>

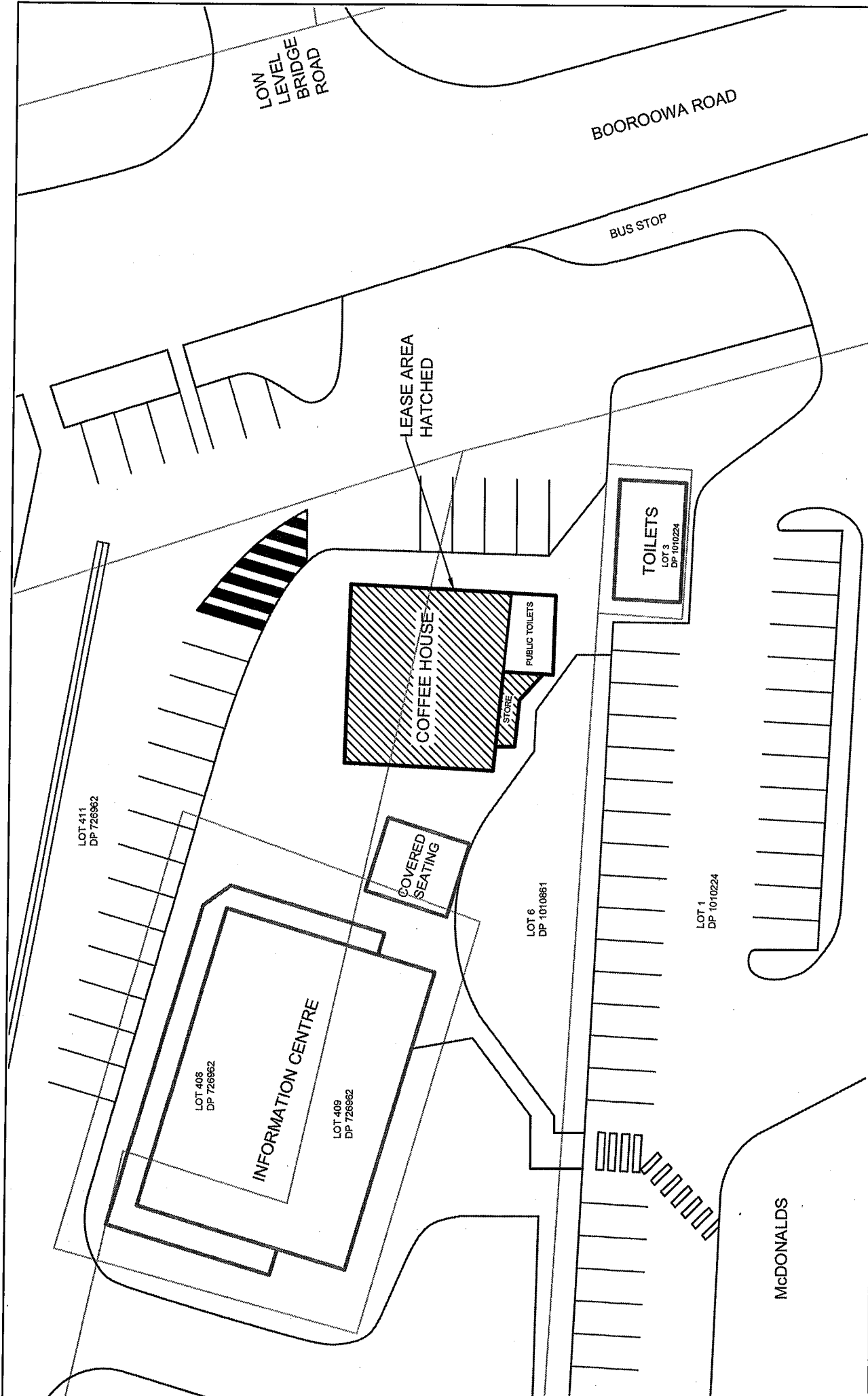
<b>Lighting:</b> <b>(globes and fittings)</b>	Repair faulty fittings. <ul style="list-style-type: none"> <li>• <del>Replacement of light globes at a recharge to the Lessee if relevant</del></li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention.</li> <li>• Payment of light globes / lamps (including ballasts &amp; starters)</li> </ul>
<b>Painted surfaces:</b> <b>(walls and ceilings)</b>	Carry out condition audits.	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention, especially water damage (as a matter of urgency).</li> <li>• Ensure paintings, notices etc. are displayed appropriately.</li> <li>• Ensure adhesive tape etc. is not applied to painted surfaces.</li> <li>• Remove notices and hung pictures prior to painting and put back after painting if required.</li> <li>• Carry out day to day cleaning of painted surfaces.</li> <li>• Pay for repairs</li> </ul>
<b>Pests:</b>	<ul style="list-style-type: none"> <li>• Manage termites and repair materials suffering termite damage.</li> <li>• No responsibility for pests other than termites.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any termite issues which require attention.</li> <li>• Manage and pay for all pest control except termites.</li> </ul>
<b>Plumbing:</b> <b>(fixtures, waste pipes and internal drains)</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits</li> <li>• Renew when required</li> <li>• Excludes “add on” features.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Pay for repairs</li> <li>• Pay for any “add on” features.</li> </ul>
<b>Plumbing and fixtures:</b> <b>(includes pipes, basins, taps and hot water service)</b>	<ul style="list-style-type: none"> <li>• Carry out condition audits</li> <li>• Renew when required</li> <li>• Excludes “add on” features.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Pay for any “add on” fixtures such as hoses etc.</li> <li>• Pay for repairs</li> </ul>

<p><b>Screens: fly wire</b> <b>(If provided)</b></p>	<ul style="list-style-type: none"> <li>• Carry out condition audits.</li> <li>• Provide renewal when required.</li> </ul>	<ul style="list-style-type: none"> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Pay for repairs</li> </ul>
<p><b>Security systems:</b></p>	<p>Responsible for fire/security systems and for hard wired smoke alarms.</p>	<ul style="list-style-type: none"> <li>• Provide Council with a list of codes and code holders annually.</li> <li>• Council code number <u>must</u> be installed into the system to allow for afterhours maintenance service access.</li> <li>• Inform Council of any issues which require attention as a matter of urgency.</li> <li>• Pay for monitoring of system.</li> <li>• Pay for all call outs.</li> <li>• Responsible for battery operated smoke alarms.</li> <li>• Pay for repairs due to misuse by the Lessee or user.</li> </ul>

Insert condition audit

TO BE COMPLETED AT COMPLETION OF RENOVATION WORK & APPOINTMENT OF NEW LESSEE

DRAFT



MW17081101  
SHEET No. 1 OF SHEETS 1

ANNEXURE B  
ROSE GARDEN COFFEE HOUSE LEASE  
COWRA SHIRE COUNCIL



CHECKED AND APPROVED:  
TECHNICAL SERVICES MANAGER  
NAME : T. LONG DATE : 15/05/17

SURVEYED : NA DATE : NA  
DESIGNED : NA DATE : NA  
DRAWN : M. WATBY DATE : 15/05/17

SURVEY REF :  
NA  
NA

SCALES : NTS  
DRAWN :  
AGENTS :  
CAD REF : Rose garden lease.ahg (s) (s) (s)

NOTES / AMENDMENTS :  
- Property boundaries shown in grey