



**TENANCY SCHEDULE**  
**1/10 DUERDIN STREET, CLAYTON**

<b>Property</b>	<b>Building Size (Sqm*)</b>	<b>Occupancy</b>	<b>Lease Term</b>	<b>Options</b>	<b>Review</b>	<b>Commencement</b>	<b>Net Rental P.A (plus outgoings &amp; GST)</b>	<b>Security Bond</b>	<b>Car Spaces</b>
Ground Floor	392	Vinidex	Four (4) Years	Two (2) further terms of two (2) years	CPI increases	1st June 2020	\$96,232.50	Nil	12
First Floor	560	Clenergy Australia	Four (4) Years	One (1) further term of four (4) years	3.5% increases	1st June 2020	\$138,959.30	3 months rent	17

Total Net Rental P.A.	\$235,191.80
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