

## Tenancy Schedule

56 – 58 Winston Avenue, Clarence Gardens

Shop No.	Tenant	Usage	Current Rental (Per Annum)	Rent Review	Lease Term	Right of Renewal
One	Lowe & Hanna	Pizza/Take Away	\$6,855	CPI Annually & Due 1 <sup>st</sup> May 2008	1 <sup>st</sup> May 2007 to 30 <sup>th</sup> April 2010	2 + 2 Years
Two	Pepicelli	Giftware	\$7,000	4% Annually & Due 11 <sup>th</sup> Feb 2008	12 <sup>th</sup> Feb 2007 to 11 <sup>th</sup> Feb 2009	2 + 2 Years
Three	Nijholt	Clothing	\$7,000	CPI Annually & Due 1 <sup>st</sup> May 2008	1 <sup>st</sup> May 2007 to 30 <sup>th</sup> Sep 2007	2 + 2 Years
Four	Lynx	Hairdresser	\$6,752	CPI Annually & Due 1 <sup>st</sup> May 2009	12 <sup>th</sup> Feb 2007 to 30 <sup>th</sup> Apr 2010	2 + 2 Years
House	Rochford	Private Residence	\$14,560	Annual, By Agreement	Periodic – Vacating 31 <sup>st</sup> Aug 2007	Nil

**Combined Current Rental – Shops 1 – 4  
Residence**

**\$27,607.68 Per Annum  
\$14,560.00 Per Annum**

**Total**

**\$42,167.68 Per Annum**

**(GST Not Applicable)**