

**TENANCY SCHEDULE**  
**1 - 3 DAVIES AVENUE MT ELIZA**

<u>Shop No.</u>	<u>Tenant</u>	<u>Area m<sup>2</sup> approx.</u>	<u>Rent pa.</u>	<u>Lease Term / Option</u>	<u>Current Term Commenced / Expiry</u>	<u>Rent Review</u>
1	Sophistacutt of Mt Eliza P/L t/a Sophistacutt NB: Bus. established approx 30 yrs	120.03 m <sup>2</sup>	\$17,633.52 Net	3 Years / Nil.	20/05/2010 19/05/2013	Annual + 3%
2	Avigreen Distributors P/L t/a Beautiful Swim NB: Bus. established approx 20 yrs	63.17 m <sup>2</sup>	\$14,640.00 Net	1 Year / 1 Year.	07/10/2011 06/10/2012	Annual + 3%
3 & 4	Fergmac P/L t/a Mt Eliza Mowers & Chainsaws NB: Bus. established approx 10 yrs	75.06 m <sup>2</sup>	\$17,519.76 Net	5 Years / 3 Years.	01/07/2009 30/06/2014	Annual + 4%/ Market at Option
Part 5 & 6	John D Crump t/a John Crump Solicitor NB: Bus. established approx 15 yrs	114.36 m <sup>2</sup>	\$14,912.71 Net	5 Years / 5 Years.	01/03/2008 28/02/2013	Annual + 3%/ Market at Option
Part Rear 5	Mornington Peninsula Cricket Assoc. Office	25.50 m <sup>2</sup>	\$7,800.00 Gross	1 Year / 2 Years.	16/09/2011 15/09/2012	Annual CPI
Part Rear 5	R & S Pollard t/a Southern Insurance Services	30.98 m <sup>2</sup>	\$7,800.00 Gross	Monthly	Monthly	Annual to market
Part Rear 6	Quentin Mushins t/a Studio Que Photography	70.42 m <sup>2</sup>	\$8,660.64 Gross	3 Years / 3 Years.	01/10/2011 30/09/2014	Annual CPI/ Market at Option

NB: TOTAL NET RENT P.A. approx **\$86,000.00**