

Part A Tenant Leasing Documentation (<900 sqm)

Wednesday 5 March 2014

The leasing documentation is divided into three parts:

- 1) a Draft Commitment Deed;
- 2) a Draft Warehouse Agreement for Lease; and
- 3) a Draft Warehouse Lease.

All three documents must be signed by a prospective tenant if they wish to secure warehousing.

The documents were reviewed by the Wholesalers Advisory Committee on 27 February 2014 and as a result of their feedback, some changes to the documents have been agreed and will be included in the final documents to be issued to tenants for signing. These changes are described below.



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1) Commitment Deed (to be signed at the Part A warehouse ballots to select a warehouse location on 4 April 2014)

The Commitment Deed is the first document that tenants will be required to sign. This document commits a tenant to a specified amount and type of warehousing and location at Epping so that warehousing construction can commence. As a result, a six month's security deposit from each tenant is being sought.

The current draft document proposes that tenants pay the security by way of a personal or bank cheque. As a result of the feedback from the Wholesalers Advisory Committee, tenants will instead pay the amount with a Bank Guarantee or Insurance Bond.

2) Warehouse Agreement for Lease (AFL); and **3) Lease (from August 2014)**

The AFL and the Lease are signed at the same time. The AFL allows tenants access to their warehouse for two months to do their fit-out work prior to the lease commencing.

No new or additional security is required at this time. However, tenants will need to pay their first month's rental on signing the AFL.

Clause 11.3 as discussed with the Wholesalers Advisory Committee will be removed from the Lease as it relates to central plant and there is no central plant in the warehousing.

REMINDER : All tenants interested in Part A warehousing must meet with DSDBI and indicate their warehousing needs by 14 March 2014 and confirm their warehousing requirements to DSDBI by 24 March 2014 to secure an interest in Part A warehousing at Epping. After this date, there is no more Part A warehousing available.