

Welcome to Coolalinga Central.

Are you seeking a short-term opportunity and want to take advantage of being part of Coolalinga Central? A Casual Mall Leasing or Pop-Up store opportunity could be ideal for your business.

Casual Leasing is perfect for:

- Product launches and introductions
- Sales or general retailing
- Promotions, sampling and product demonstrations
- Generating leads and building customer bases
- Merchandising
- Reinforcing your market presence or to capitalise on your existing marketing

At Coolalinga Central, Casual Leasing opportunities are available for periods of a few days through to a few weeks. We have various mall spaces available and at times, there are pop-up shop spaces which may be utilised.

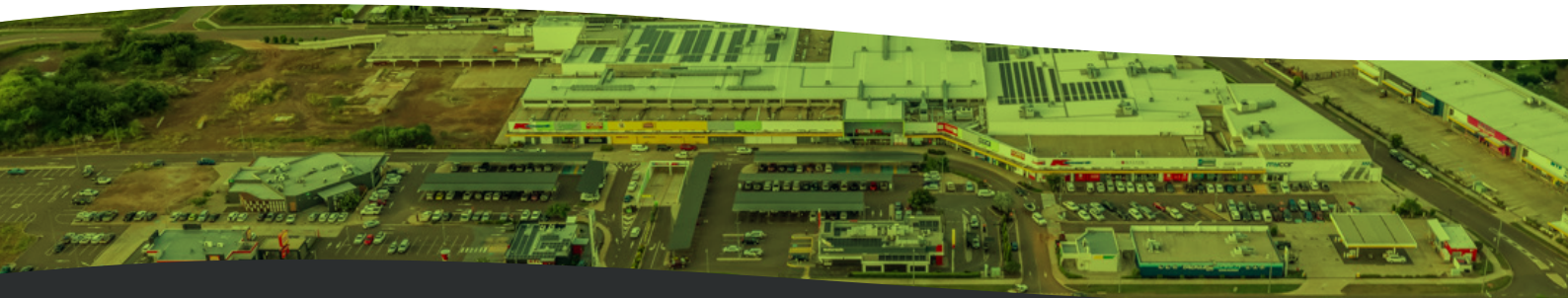
How to Apply

1. Complete the Casual Leasing Form below with all your details including preferred dates, and area required.
2. Email this form and your Public Liability Insurance Certificate of Currency to the value of \$20 million to: **coolalingacentral@savills.com.au**

Note: Your booking is not confirmed until you receive confirmation in writing from our team and your Casual Leasing Fee has been processed.

Thank you for your interest in Casual Leasing at Coolalinga Central.

Many thanks
Centre Management
Coolalinga Central



CASUAL LEASING AGREEMENT

1. CASUAL LEASE NO:
2. PROPERTY NAME: COOLALINGA CENTRAL
3. PROPERTY ADDRESS: 425 STUART HIGHWAY, COOLALINGA NT 0839
- NAME OF OWNER: FOREST ENDEAVOUR OP1 PTY LTD

LESSEE DETAILS

4. TENANT COMPANY NAME: A.B.N:
- TENANT ADDRESS
- CONTACT NAME: MOBILE PH:
- TELEPHONE: EMAIL:

5. PERIOD FROM: (INCLUSIVE) TO (INCLUSIVE)
6. SET UP DATE: TIME:
7. TAKE DOWN DATE: TIME:
8. SIZE: WIDTH: DEPTH: HEIGHT:
9. LOCATION:
10. TYPE: () MALL SPACE () RAFFLE () COMMUNITY GROUP
11. APPROVED USE:
12. NATURE OF APPROVED DISPLAY:
13. LEASING FEE PER DAY:
(An invoice will be issued prior. If Nil, Explain)
- Net Fee \$175.00**
- GST \$17.50**
- Gross Fee \$192.50**
14. SERVICES REQUIRED:
(Please tick if required)
- Service Fee:
- Net Fee**
- GST**
- Gross Fee**
- Electricity: () **\$60.00** **\$6.00** **\$66.00**
- Early Set up: () **\$30.00** **\$3.00** **\$33.00**
- After Hours Access by Security: () **\$240.00** **\$24.00** **\$264.00**
- Other: Describe:
15. PUBLIC LIABILITY INSURANCE COMPANY:
Forest Endeavour Op1 Pty Ltd, Savills Retail Management Pty Ltd and Coolalinga Central MUST be noted as interested parties

I HAVE READ AND AGREE TO THE TERMS OF CASUAL LETTING WITHIN THIS PROPERTY
(as outlined on the reverse of this Agreement)

SIGNED: *(Marketing Manager for and on behalf of the Owner)* DATE:

SIGNED: *(Hirer)* DATE:

OFFICIAL USE ONLY

EFT received for Letting Terminated: Copies to: Client & Property
\$
Receipt No: Total Monies
Received: \$.....

TERMS OF CASUAL LEASING**1. PAYMENT**

- (a) *The Leasing Fee and Service Fees (if any) must be paid to Savills Retail Management Pty Ltd no later than 7 days prior to the Set Up Date.*
 (b) *All payments should be made by way of EFT and forwarded to the Property that the booking is held in.*

2. GOODS & SERVICES TAX

- (a) Casual Leases represent a "taxable supply" and so are subject to GST.
 (b) GST will be calculated as 10% of the quoted (GST exclusive) rent.
 (c) We will provide you with a tax invoice, which will enable you to claim a credit or refund in accordance with the GST legislation
 (d) Subject to any legislative requirements, we reserve the right to determine the GST inclusive charges are included in our bills, either in aggregate or on an itemised basis.

3. USE

- (a) The Hirer shall only use the Casual Letting for the purposes outlined in Item (11) and for no other purposes whatsoever.
 (b) It is the responsibility of the Hirer to obtain all necessary consents and approvals required by and to otherwise comply with, all laws governing the use of the Casual Letting.

4. THE APPROVED DISPLAY

- (a) The Hirer may erect a temporary Approved Display as outlined in Item (12). Such display shall be of a professional, high class nature and shall in no way detract from the standard of operations in the Property. In particular:
 (i) The Hirer shall ensure that all trestles are fully covered at all times; and
 (ii) The Hirer must display professional signage and under no circumstances is handwritten signage to be erected.
 (b) The Hirer's Approved Display must not in any way obstruct:
 (i) The free movement of customers in the common areas of the Property ;
 (ii) Any fire exit or stairway; and
 (iii) Access to, or the line of sight to the premises of any other tenant in the Property. To this end, no part of any hirer's display must be over 1.5 meters in height.
 (c) The Approved Display is to be of a temporary nature only and the Hirer must not affix items to any part of the Property if it would cause damage to the Property in anyway. However, the Hirer must ensure that all Approved Displays are safe, stable and have been erected in a workmanlike manner.
 (d) The Hirer must not allow any part of its Approved Display to strain mark or damage the floors of the Property.
 (e) The Property Management reserves the right to require the Hirer to remove or alter any part of any display erected on the Casual Letting.
 (f) Prior to Take Down Date, the Hirer must:
 (i) remove the Approved Display, and all fittings equipment or other articles from the Casual Letting;
 (ii) reinstate the Casual Letting to its condition prior to the Set Up Date;
 (iii) make good any damage caused by it to the Casual Letting, and
 (iv) remove all rubbish and leave the Casual Letting in a clean state and condition.

5. HIRERS CONDUCT

- (a) The Hirer must ensure that the Approved Display is manned at all times that the Property is open for trade.
 (b) The Hirer must conduct itself in a professional manner and must not cause nuisance or disturbance to the Owner or to other tenants in the Center. Under no circumstances is the Hire to harass or hassle any customer. Spruiking is to be in accordance with Property Management rules.
 (c) The Hirer may only park motor vehicles in the Property's car park in accordance with the Property's car parking regulations.

6. FOOD DISPLAYS

- (a) all licensee employees are to be hygienically attired.
 (b) all food wastes are to be placed in sealed hygienic containers, and disposed of appropriately.
 (c) mats are to be placed under and around cooking displays and after removal, floors are to be left slip free.
 (d) the public is to be protected from hot appliances by shielding.

7. INSURANCE

- (a) The Hirer is responsible for affecting its own insurance over its property and employees. The Property's insurance policies cover only articles owned by the Owner.
 (b) The Hirer must affect public liability insurance of a minimum of \$20 million per claim with an insurer acceptable to the Owner. The Hirer must provide the Property Manager with a copy of its public liability policy of insurance together with a Certificate of Currency for that policy, noting the correct interested parties (as per item 15 of the Agreement) prior to taking possession of the Casual Letting.

8. INDEMNITY

The Hirer will indemnify the Owner and the Property Manager by noting the interests of Savills and the owner on the policy from and against all claims, demands, losses, damages, costs and expenses for which they may become liable in respect of or arising from:

- (a) loss, damage or injury to any person or property within the Property caused or contributed to by the Hirer's failure to comply with the terms of this lease;
 (b) loss, damages or injury to any person or property caused or contributed to by the negligence of the Hirer or its agents or employees; and
 (c) loss, damage or injury to any person or property caused or contributed to by or arising out of the use of the Casual Letting.

9. RISK

The Hirer accepts that it occupies the Casual Letting at its own risk and the Owner and the Property Management shall not in any circumstances be liable to the Hirer for any damages suffered by it or its property.

In particular, whilst the Owner has made provision of after hours security in the Property, neither the Owner nor the Property Management accept responsibility for the security of any display, item or stock left in the Casual Letting unattended.

Neither the Owner nor the Property Management will store stock, or other items on behalf of the Hirer and the Hirer must make its own arrangements in this regard.

10. STAMP DUTY

The Hirer shall pay all stamp duty assessed this Casual Letting, to the Owner or its solicitors, on demand.

11. ASSIGNMENT

The Hirer may not assign, sub-let or otherwise deal with its Casual Letting.

12. TERMINATION

Should the Hirer breach any of these terms of the Casual Letting, the Owner may terminate the Casual Letting Agreement without notice.

13. DEFAULT

- (a) if the Hirer does not comply with this agreement the owner/manager is entitled to terminate the agreement because of the Hirers' default under the agreement then the owner/manager may terminate the agreement by notice served on the Hirer
 (b) if the Hirer defaults under this agreement and that default continues for one day after the owner/manager asks the Hirer to comply with the agreement conditions then the owner/manager may treat the Hirer's property as abandoned and deal with it as the owner/manager see fit.

14. CANCELLATION

The Hirer may cancel the Casual Letting by notice in writing to the Property Management at least 7 (seven) business days prior to the Set Up Date.

Any notice given after such time will not release the Hirer from its obligations under the Casual Letting Agreement and it remains responsible for all fees payable under the Agreement.

15. OWNER'S RIGHT

The Owners have the right to move or cancel any Casual Leasing agreement at any time without notice.

16. ELECTRICAL

All electrical equipment and leads must be tested and tagged in accordance with Australian standards.

17. VEHICLE DISPLAYS

All vehicles must be fitted with a fuel locking cap and kept locked at all times

- (a) the center's floor is to be protected by a drip tray and by carpet squares under each wheel.
 (b) keys for the vehicle are to be left with Property Management.