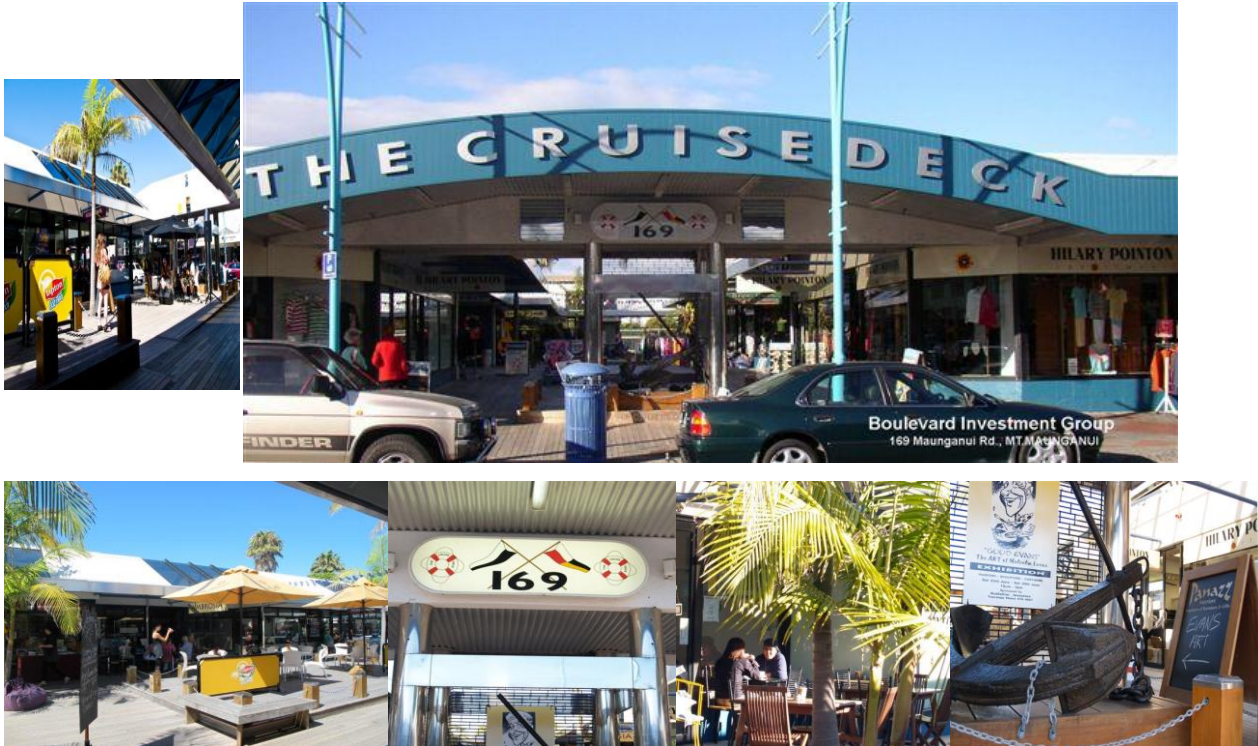


RETAIL/OFFICE AVAILABLE FOR LEASE

Shop 1, The Cruisedeck. Main retail strip, downtown Mount Maunganui



Location	169 Maunganui Road, Mount Maunganui Fronting Maunganui Road and providing a corner site profile
Available	Immediately
Property Details	123.4 sq metres
Car spaces	N/A
Rent	\$46,645.00 + Operating Expenses (approx. \$8,700.00) + GST per annum (10.75%)
Lease Term	7 years with 2 yearly rent review
Right of Renewal	Negotiable
Form Of Lease	6th edition ADLS standard form with The Cruisedeck modifications and conditions: <i>To expedite any lease agreement approvals, please complete the attached Statement of Position and submit with the Agreement. SOP's should be obtained for all guarantors, and private companies.</i>
Access for viewing	Tony Fisken at Guideline
Landlord	Boulevard Investment Group.
Contact	Tony Fisken, Guideline Enterprises Limited, Tauranga. Mobile: 021 276 4125 tony@guideline.co.nz