

66 Lunn Avenue, Mt Wellington
Available for Lease



- Location;** 66 Lunn Avenue, Mt Wellington, Auckland
- Property Details;** 636 m² (consisting of 442m² warehouse, 194m² offices)
Available 14th May 2016
- Car spaces;** 14 included in rental
- Rent;** \$82,300.00 (+opex +GST) Estimated current opex \$15,191.52 pa + GST
Water + Body Corp (rates, insurance, common area R & M)
- Lease Term;** 7 years, 2 yearly rent reviews (longer terms subject to negotiation)
Right of Renewal; subject to negotiation.

Form Of Lease:

6th edition ADLS standard modifications as attached.

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.

We look forward to receiving your agreement to lease and ask that you note the requirements for our Landlords Special Conditions and the tenants/guarantors Statement of Position. Both attached.

Access for viewing;

Landlord; Lunn Avenue #2 Investment Group

Contact; Tony Fiskin, Guideline Enterprises Ltd
Mobile: 021 2764 125 Email: tony@guideline.co.nz

Or

Hadi Younan, Guideline Enterprises Ltd
Mobile: 021 444 440 Email: hadi@guideline.co.nz

THE 2nd SCHEDULE

Refer clause 4.3 herein.

Sixth Edition ADLS Lease Modification

First Schedule;

Landlords Insurance; Clause 15.

Delete 1(a)

Second Schedule;

Clause 2.1 (d):

Replace "*as the commencement date of the then current lease term*" with, "*for the preceding 12 months*".

Clause 6.1:

Delete words "*each party –own*" and replace with "*The Tenant will pay the Landlords reasonable legal*"

Clause 32.1

Replace "*is not at the date of giving of such notice*" with, "*has not been in breach of this Lease or has not flagrantly and wilfully breached any of the other terms of this lease on at least one occasion since the commencement of this lease*".

New Clause;

40.0 Redevelopment Clause

46.1 Should the Landlord require the building or the premises or any part of them for redevelopment purposes and vacant possession of the premises is necessary for those redevelopment purposes, then the Landlord may, by written notice to the Tenant, terminate this Lease by specifying a date of termination to be effective not less than six months after the date of service for such notice on the Tenant. Upon the expiration of such notice this lease shall determine but without prejudice to the rights of either party in relation to any prior breach of this lease, and the rental and operational expenses shall cease to accrue from the date of termination. The tenant shall not be entitled to any compensation or damages arising from such termination. No account shall be taken of the termination rights contained in, or other contents of this clause or any determination of rental on either rent reviews or extensions of this lease. The Parties agree that notice under this clause will not be given within the first **2 years** of this lease.

The Fourth Schedule
Landlords Fixtures and Fittings
(Refer Subclause 45.1(f) of lease)

The Fifth Schedule
Premises Condition Report
(Please add report here)