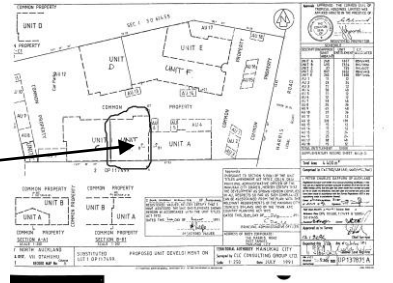


AVAILABLE FOR LEASE

Well located, economical, handy size with 5+ metre warehouse stud



Unit B, 146 Harris Road, East Tamaki

Location	Unit B, 146 Harris Road, East Tamaki
Available	Immediately
Property Details	Office and Showroom: 150.46 sqm Warehouse: 160.34 sqm Total 310.80 sqm
Zoning	Business 5, suitable for light & medium industry, offices, distribution, warehousing outlet etc.
Car spaces	5 spaces included in rental
Rent	\$43,500.00+ Operating Expenses (approx. \$8,190.00) + GST per annum
Lease Term	7 years with 2 yearly rent review
Right of Renewal	Negotiable
Form Of Lease	6th edition ADLS standard form with standard 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	Tropical Holdings Limited
Contact	Tony Fisken, Guideline Investors, Tauranga. Mobile: 021 276 4125 tony@guideline.co.nz
or	Hadi Younan, Guideline Investors, Auckland. Mobile: 021 444 440 hadi@guideline.co.nz

Sixth Edition ADLS Lease Modifications

FIRST SCHEDULE

Clause 14 Landlord's Insurance

Delete 1(b) "Indemnity to full insurable value..."

Delete 2 (a) (i) "12 months" and replace with (ii) "18 months".

SECOND SCHEDULE

(Refer clause 4.3 herein)

Clause 2.1 (d) Market Rent Review

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

Clause 6.1 Costs

Replace "Each party will pay their own" with "The Tenant shall pay the Landlord's". (This Clause supersedes any other clause in the Agreement to Lease, if any, relating to legal costs.)

Clause 32.1 Renewal of Lease

Replace "is not at the date of the giving of the notice in breach of this lease" 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

48.0 Redevelopment Clause

48.1 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.

Fourth Schedule

Landlords Fixtures and Fittings

(Refer Sub clause 45.1(f) of lease)

Fifth Schedule

Premises Condition Report

