

AVAILABLE FOR LEASE
21 Twelfth Avenue, Tauranga



NEWLY RENOVATED - PRESENT ALL OFFERS!!!

Location	21 Twelfth Avenue, Tauranga
Available	Immediately
Property Details	Office and facilities – 150sqm Garage and attached office/storeroom Large deck area Character building with space for 6-7 separate offices
Rent	\$37,925 plus gst (negotiable), plus operating expenses
Car spaces	4 x car parking spaces
Lease Term	7 years, 2 yearly rent reviews (negotiable)
Right of Renewal	Subject to negotiation
Form of Lease	6 th edition ADLS Lease form with our standard modifications <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>
Landlord	21 12 Property Investor Group
Contact	Tony Fiskien, Guideline Investors Ltd, Tauranga. Mobile: 021 276 4125 tony@guideline.co.nz

Sixth Edition ADLS Lease Modification

THE 2nd SCHEDULE

Refer clause 4.3 herein.

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*” and replace with “*The Tenant*”. (*This Clause supersedes any other clause in the Agreement to Lease, if any, relating to legal costs*)

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

46.0 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

PERSONAL STATEMENT OF POSITION FOR:

Full Name: DOB.....

Drivers Licence/Passport number (please attach photocopy).....

Full Name (incl maiden name): DOB.....

Drivers Licence/Passport number (please attach photocopy).....

Company Name:

Physical Address:

Postal Address: Email Address:

Phone (Day): (After hours) (Fax)..... (Mob).....

Assets Personal:

Home Address: (Registered Valuation) \$.....

Holiday Home Address: (Registered Valuation) \$.....

Other Property Address: (Registered Valuation) \$.....

Vehicle Make/Model: (Insured Value) \$.....

Vehicle Make/Model: (Insured Value) \$.....

Personal Assets (Insured Value) \$.....

Bank Accounts: (Bank)..... (Current) \$.....

(Bank)..... (Cheque) \$.....

(Bank)..... (Savings) \$.....

TOTAL PERSONAL ASSETS \$_____ (a)

Investments: Business:..... \$.....

Property: \$.....

Shares: \$.....

..... \$.....

Deposits: \$.....

TOTAL INVESTMENT ASSETS \$_____ (b)

Liabilities: Mortgage/s: \$.....

Hire Purchases: \$.....

..... \$.....

Debts: \$.....

Tax: \$.....

All Outgoings: Per Month \$.....

TOTAL LIABILITIES \$_____ (c)

Income: Employer (Self) Per Month \$.....

Employer (Partner)..... Per Month \$.....

Please attach any further information required.

I/We hereby confirm the above information is true and correct and consent to credit checks being undertaken by the landlords authorised manager – Guideline Investors Ltd on my behalf.

Signed: _____

Signed: _____

Date: _____

Date: _____