
Particulars

Item 1. Council: (Clause 1)	Maroondah City Council of 179 Maroondah Highway Ringwood 3134
Item 2. Tenant: (Clause 1)	Ringwood Central Tennis Club Inc. ABN 32652329494 PO Box 867, Ringwood
Item 3. Land: (Clause 1)	The land contained in certificate of title volume 10798 folio 333 and known as Jubilee Park, Gardini Avenue, RINGWOOD
Item 4. Premises: (Clause 1)	That part of the Land shown bounded in red on the plan in Annexure B
Item 5. Commencement Date: (Clause 1)	1 JANUARY 2023
Item 6. Term: (Clause 1)	5 years
Item 7. Further Term(s): (Clause 1 & 3.2)	1 further term(s) of 5 years
Item 8. First and Last dates for exercising the Option for the Further Term: (Clause 3.2.1)	First Date for exercising Option - July 2027 Last Date for exercising Option - October 2027
Item 9. Rent : (Clause 1 & 3)	Year 1: \$9,404.00 incl GST Year 2: \$9,639.10 incl GST Year 3 - 5: In accordance with the endorsed Community Facilities Pricing Policy - Lease and Licence Schedule The Rent is payable quarterly in advance, within 30 days of Council issuing an invoice for the Rent, commencing on the Commencement Date, and then on each anniversary of the Commencement Date during the Term and any Further Term. This payment obligation also applies to the payment of Rent during any Further Term.
Item 10. Rent During Further Term: (Clause 1 and 5)	In accordance with the endorsed Community Facilities Pricing Policy - Lease and Licence Schedule

Particulars (continued)

Item 11. Security Deposit: (Clause 1 & 8.1)	\$1,000 plus GST
Item 12. Community Use: (Clause 1 & 14.1)	The carrying on of Not for Profit activities normally associated with a tennis club.
Item 13. Hours of Use (Clause 14.4)	'Not Applicable'
Item 14. Special Conditions: (Clause 1 & 22.6)	The Special Conditions in section two of Annexure A form part of this Lease.
Item 15. Changes to Council's standard terms: (Clause 23.6)	The following standard clauses have been amended (as set out in section one of Annexure A): Recital 1 15.5 Signs 14.4 Hours of Use 18.7 Waste Services