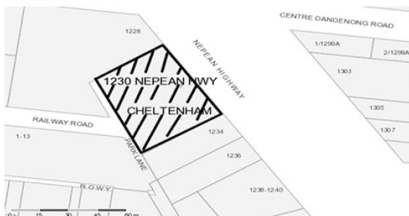


PROPOSED VARIATION OF LEASE OF COUNCIL OWNED LAND

In accordance with Section 190(3) and 190(4) of the Local Government Act 1989 (**"the Act"**) Kingston City Council (**Council**) hereby gives notice of its intention to enter into a lease with Australian Pacific Touring Pty Ltd for the premises known as part of the second floor (approximately 750 square metres) of the building located at 1230 Nepean Highway, Cheltenham, Victoria 3192. The lease will be by way of variation of Council's existing lease with Australian Pacific Touring Pty Ltd for levels 3 and 4 of the building located at:

1230 Nepean Highway, Cheltenham

Being the land shown hatched in the plan below (**"Land"**).



The proposed variation of lease for part of 2nd floor, 1230 Nepean Highway, Cheltenham will be subject to the following:

Variation to existing lease:

Remaining Term:	3 years and 2 months
Variation Commencement date:	1 August 2014
Addition to existing rental:	\$217,862 per annum plus GST
Rent reviews:	3% annually on 1 November each year and market review on exercise of further terms
Permitted use:	Office
Further term:	2 further terms of 7 years each

In addition to the variation of the existing lease there will be a contemporaneous variation to the existing Car Park Licence allowing for a further 20 car parking spaces including 1 space in the basement of 1230 Nepean Highway, Cheltenham and 19 spaces on the 2nd floor the parking deck at 1-13 Railway Road, Cheltenham at an additional licence fee commencing at \$21,860 per annum plus GST.

In accordance with Section 223 of the Act, any person wishing to make submission on the proposal must do so in writing to the undersigned by Friday, 2 May 2014.

A person making a submission is entitled to request in the submission that the person wishes to appear in person, or to be represented by a person specified in the submission, at a meeting to be heard in support of the submission.

All submissions will be considered in accordance with Section 223 of the Act.

Submissions should be marked to the attention of:

Newton Gatoff

**Acting Manager, Property Arts and Leisure Services Kingston City Council,
PO Box 1000, Mentone 3194**