

**HIGH LEVEL TERMS AND CONDITIONS FOR LEASING**

1. Leases of spaces are available for three (3) or more years.
2. Rent will vary depending on the type of business, location of shop, square footage requirements and lease term. However, prospective tenants should have in mind the following:
  - Ground Floor Rent: An estimated figure starting at \$20.00 per square foot plus VAT.
  - First Floor Rent (covered area): An estimated figure starting at \$12.00 per square foot plus VAT.
  - First Floor Rent (patio area): An estimated figure starting at \$5.00 per square foot plus VAT.
3. Other charges referred to as Common Area Maintenance (CAM) will also apply depending on the business category and are estimated to start at the following rates:
  - Food/Drink establishments: \$3.75 per square foot plus VAT.
  - Non-Food/Retail establishments: \$3.25 per square foot plus VAT.

CAM will cover all costs of common area services e.g. HVAC, Security, Common area cleaning & upkeep, landscaping etc.
4. Spaces are available in various sizes (refer to the Ground Floor plan and First Floor plan), with party walls being installed upon confirmation of shop size.
5. Payments that will be due on Lease Execution are:
  - Security Deposit
  - Outfitting rent
6. Monthly rent becomes due immediately prior to business commencement.
7. Tenants responsible for payment of rates, utilities and taxes relative to their shop.
8. Outfitting – Tenants will be able to do all their own outfitting in respect of Mechanical, Electrical and Plumbing (MEP), Finishes (ceiling, walls and floors), A/C and Generator.
9. Usage of the shop throughout the term will be only for the purpose applied for and agreed.
10. Notice to Quit – not applicable for the first year and thereafter for the period agreed and based on the term of the lease as negotiated.
11. For registrable leases – the tenant will have to pay the cost of deed preparation, stamping and registration.