

Council

BARKER BAPTIST INC. LEASE COMMUNITY
RESOURCE CENTRE LOT 151 LOWOOD ROAD

Schedule and Annexure 1 Barker Baptist Inc. Lease
- Lot 151 Lowood Road

Meeting Date: 26 August 2025

Number of Pages: 4

Schedule

Item 1 Land and Premises

Land

Lot 151 on Deposited Plan 74000 and being the whole of the land in Certificate of Title Volume 2832 Folio 198.

Building

The building known as Mount Barker Community Resource Centre situated on the Land and containing civic, community, educational, and social care facilities and other improvements now or at any time in the future erected upon the Land and includes the Common Areas.

Premises

Those portions of the Building shaded in blue on the sketch annexed hereto as **Annexure 1**.

Item 2 Term

Fourteen (14) years commencing on 31 July 2025 and expiring on 30 July 2039.

Item 3 Further Terms

Twenty-five (25) years commencing on 31 July 2039 and expiring on 30 July 2064.

Item 4 Commencement Date

31 July 2025

Item 5 Rent

Ten dollars (\$10.00) exclusive of GST per annum payable on demand.

Item 6 Rent Review Dates

Not Applicable.

Item 7 Permitted Purpose

Community, Recreation and Public Worship.

Item 8 Public liability insurance

Twenty million dollars (\$20,000,000.00).

Item 9 Repainting Dates

Upon expiration of the Term and the Further Term in accordance with the Lessor's current colour scheme or if those colours are no longer available at the time of repainting, like colours, to be chosen by the Lessor.

Item 10 Outgoings Fee

Five thousand dollars (\$5,000) excluding GST payable per annum commencing on the Commencement Date, which amount may be reviewed and amended on each anniversary of the Commencement Date at the discretion of the Lessee.

Item 11 Additional terms and covenants

Nil.

Annexure 1 – Sketch of Premises

