

Council

LEASE RENEWAL SALEYARDS LAIRAGE

Schedule – Saleyards Lairage Lease

Meeting Date: 27 May 2025

Number of Pages: 3

SCHEDULE

Item 1 The Lessee:

M & J Mitchell Pty Ltd
P O Box 201
WAROONA WA 6215

Item 2 Land

Lot 3 on Plan 19319 and being the whole of the land comprised in Certificate of Title Volume 1971 Folio 361.

Item 3 Premises

That part of the land shaded blue on the attached plan marked "Lairage"

Item 4 Term

Five (5) years

Commencement Date: 1 July 2025

Expiry Date: 30 June 2030

Item 5 Rent:

\$400.00 per annum payable annually in advance on the Commencement Date and on each anniversary of the Commencement Date during the Term (plus GST).

Item 6 Rent Review:

The Rent will be reviewed based on the annual consumer price index percentage change for the 12 (twelve) months immediately prior to a relevant Review Date as compiled and published by the Australian Bureau of Statistics for Perth (Capital City)

Item 7 Rent Review Date:

1 July 2026, 1 July 2027, 1 July 2028 and 1 July 2029

Item 8 Permitted Use:

Cattle Holding Yards

Item 9 Additional Terms Covenants and Conditions:

7.1 Lessee at liberty to remove yards at expiry of lease or termination.

7.2 The Saleyards Manager may at their discretion hold cattle on the Premises from time to time and when not in use by the Lessee, on any given day other than on sale days and on sale days only with the consent of the Lessee. The Lessor will be responsible for any associated outgoings such as feed, welfare and repairs to any damage caused by such use including the surface condition of the yards.

LEASE AREA PLAN



Cattle Holding Yards - Portion of Lot 3 (32416) Albany Highway, Mount Barker
Lease Area shaded blue and marked 'Lairage'.