

**317-327 Napier Street (Corner 163 & 165-167 Johnston Street), Fitzroy**  
**Tenancy Schedule**

<b>Property</b>	<b>163 Johnston Street</b>	<b>165-167 Johnston Street</b>
<b>Occupancy</b>	DL Williams Pty Ltd trading as Forty Winks	Australian Fine Wines & Spirits Pty Ltd Trading as McCoppins Bottle Shop
<b>Lease Term</b>	Five (5) Years	Five (5) Years
<b>Options</b>	Five (5) Years	Five (5) Years
<b>Commencement</b>	01/08/2017	01/03/2019
<b>Net Rental PA (plus outgoings &amp; GST)</b>	\$128,942.18	\$175,709.16
<b>Rent Reviews</b>	Annual 3%, market at option	Annual CPI, market at option
<b>Bonds/Guarantees</b>	Director	\$10,000 and Directors
<b>Option Notice Period</b>	3 months	6-12 months

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**Total Net Rental P.A \$304,651.34**

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