

**ATTACHMENT A**

**ESSENTIAL LEASE TERMS  
AND CONDITIONS**



**Essential lease terms and conditions:**

<b>Lessee</b>	Blue Mountains International Hotel Management School Pty Ltd
<b>Premises:</b>	Levels 4 and 5, 540 George Street Sydney
<b>Term:</b>	1 July 2011 to 30 June 2015
<b>First Further Term:</b>	1 July 2015 to 29 April 2018. The Lease Term is for a 33 months and 29 days.
<b>Second Further Term:</b>	30 April 2018 to 29 April 2022. The Lease Term is for a period of 4 years.
<b>Lessor Early Termination:</b>	The Landlord intends to demolish the Building and requires the Premises to be vacated for the purposes of such demolition, the Landlord may terminate the Lease by giving the Tenant a notice at any time stating a termination date of not less than 12 months after the date on which such notice is given to the tenant.
<b>Current Rent</b>	\$ 1,134,762.80 per annum plus GST  (Note: Commencing Rent at 1 July 2011: \$970,000 per annum plus GST)
<b>Rent Reviews:</b>	The rent shall be increased by 4% on each anniversary of the commencement date during the term on a compounding basis.
<b>Outgoings:</b>	(a) 16.77%  (b) Base Year: 30 June 2009
<b>Permitted Use:</b>	Educational training institute with associated facilities and administration offices