

7 Clovelly Rd Shop Gallery and Collective
Short Term Rental Terms of Use

1. The space

a. The space

- The internal space comprises the shop gallery area including a kitchenette (5.6 m x 6m). See attached floorplan (**Appendix 1**).
- The external space includes a toilet, located in the side passage.
- The following are not available:
 - On-site parking.
 - On-site storage, other than floorspace within the shop.

b. Utilities

The following items are included with the rent

- Electric power, electric hot water, wi-fi, split system dual heating and cooling air conditioning, refrigerator.
- One yellow and one red council waste bin are available in the side passage for recyclables and landfill, respectively.

c. Access

- Access to the premises is via a key that is stored within a security box in the side passageway.
- The tenant will be provided with the code to the box prior to occupancy.

2. Optional items for rent

Additional items are available for rent (**See Appendix 2**)

3. Approved use of the space

Approved uses

- The premises will be used for the purposes of retail, exhibition and or skills development. Examples of preferred uses include exhibition and or sale of art and or goods comprising furniture, homewares, soft furnishings and small items of bric a brac. In keeping with our ethos, it is our preference that items exhibited and or sold at the premises will be one or more of the following: locally made or sourced, hand-made and or manufactured through artisan processes and using methods with ethical and sustainable practices.
- Hours of use should be restricted to conventional retail hours and should not be outside the following hours Monday – Wednesday 0800-1800; Thursday 0800-2100; Friday 0800-1800; Saturday/Sunday 1000-1800.

Non-approved uses

- Cooking, building, construction, use of heat generating equipment or any activity outlined in the tenant's insurance policy that is not covered by the policy.
- Use of the footpath for retail or signage.

- Activities that generate noise in excess of a residential zone, including loud music and or gatherings of groups of people other than for the purposes of retail of goods.

Conditions of use

- Use of the footpath for commercial purposes or the display of signage is not permitted, unless separate approval is sought by and granted to the tenant(s) from Randwick Council.
- The other tenant's apartment faces the side passage thus traffic and noise in the side passage should be kept to a minimum, when using the toilet and waste bins, to respect the privacy of the tenant.
- The toilet is available for exclusive use by the tenants and staff however is not available to customers or other people.
- The red and yellow council waste bins are available to use judiciously by the tenant(s) as the bins are shared with another tenant.

4. Rental periods

The space is available for rent for a minimum period of 7 days (Monday 0800-Sunday 1600, inclusive).

5. Rent, fees and insurance

a. Booking fee

A non-refundable booking fee of \$50 is required to secure a booking.

b. Rent

Rent is payable at \$500 week for the first week; \$475 for the second week and \$450 per week for each subsequent week. No GST is payable.

Rent is to be paid by eft and received by the landlords no later than seven days prior to the start of the rented week (ie the Monday prior). Tenants should allow sufficient time for funds to be transferred from their respective accounts.

c. Security bond

1. A refundable bond of \$500 (no GST payable) is to be paid with the first rent payment.

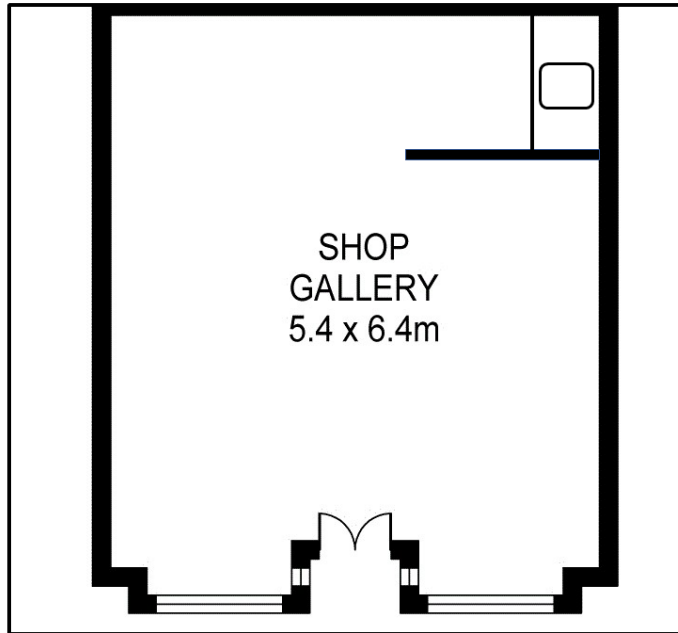
2. *Terms for return of bond*

- a. The keys are returned
- b. the premises are left cleaned and tidy and in original condition, including walls, flooring, windows, refrigerator, toilet and any additional (optional) rented items.
- c. The bond will be returned by eft within 48 hours of completion of the lease if conditions for return have been met.

d. Insurance

The tenants must have public liability insurance at a minimum coverage of 10 million dollars.

APPENDIX 1: FLOORPLAN



APPENDIX 2: OPTIONAL ITEMS TO RENT

Page 3: Optional extras for rent

Additional optional items are available for rent

Timber display boxes

Qty: up to 14 available

Dimensions: 35cm x 45cm x 35cm

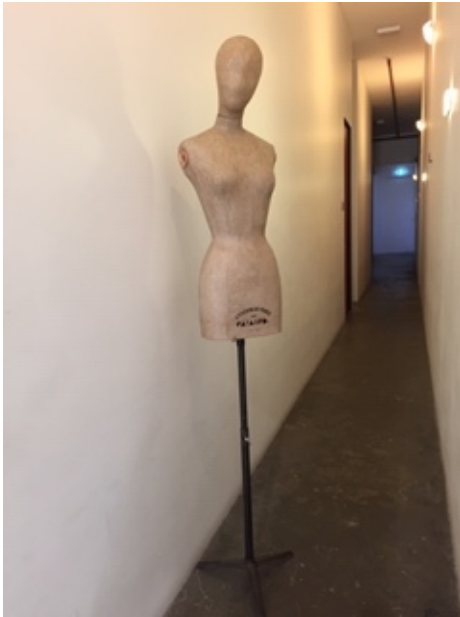
Cost: @\$5 each per week.



Display mannequins

Qty: Up to 2

As shown in photo (Arms are available). Cost: @\$20 per week each mannequin.



3 panel dressing room screen

Qty: 1 available

Dimensions: each panel is 81cm (W) x 168cm (H).

Cost: @\$25 per week.

