



Hutton & Northey Sales

Keeping Our Farmers Growing

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RTA Licence No: **AU07519**

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Shire of Cunderdin
Lundy Avenue, Cunderdin, WA 6407

Attention: Mr Stuart Hobley
Chief Executive Officer
stuart.hobley@cunderdin.wa.gov.au

Reference: Ian Roberts Lodge 23 December 2022

Dear Mr Hobley

We write with respect to our meeting with you on 19 December 2022 discussing commercial lease of the Ian Roberts Lodge. Per our tendered Building Report, we noted remedial works to refurbish the building and minor alterations to bedrooms to facilitate improved living conditions. We also note our discussion regarding repurposing the office, cleaner/storage section to cater for increased accommodation or caretaker quarters.

Following discussions with management Hutton and Northey would like to enter into a commercial lease with the Shire of Cunderdin on the following basis.

1. Five year lease rent free in lieu of costs associated with refurbishment and upgrades to the building. This is not inclusive of any works to repurpose the office area.
2. Lease to commence on completion of works and prior to occupancy.
3. Shire of Cunderdin to contribute funding in the amount of \$70,000.00 to assist with refurbishment and upgrade of the facility.
4. Hutton and Northey hold the right to sublet rooms or sublease the building in line with business needs.
5. Hutton and Northey to maintain the building and grounds to appropriate levels during the lease period.
6. Hutton and Northey can undertake additional enhancements to create an improved occupant environment subject to Shire of Cunderdin planning approval.
7. Shire of Cunderdin to set external boundaries to enable provision of fencing and entry/exit gates.
8. Shire of Cunderdin to provide insurance cover for building. Hutton and Northey to provide insurance for contents items.
9. Option for two extended five year lease periods at commercial rates agreeable to both parties.

We take the opportunity to thank you in consideration of our application and look forward to working with the Shire of Cunderdin to both enhance our business growth and local facilities.

Yours Sincerely

Peter McDonald
Building Project Manager
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