

4. Rent Review ● Hopetoun Tea Rooms ● Block Arcade

- 4.1 The Tenant exercised its option for a further term of 6 years from 15 July 2019.
- 4.2 The provisions of the Lease provide for a market rent review of the base rent in the sum of \$165,087.27 *per annum* from the 15 July 2019 to the new base rent.
- 4.3 On 8 October 2019 in accordance with the procedure for adjustment and review of rent under the Lease the Landlord's leasing agent Allard Shelton Pty Ltd provided the Tenant with notice that the Landlord assessed the rent at \$335,600.00 *per annum* as the new base rent. The new base rent was based upon the most recent open market lettings to new tenants in the Block Arcade and recent Rent Reviews.
- 4.4 On 2 December 2019 as the parties had not agreed on the new base rent, our client lodged its request to Victorian Small Business Commission to nominate a determining valuer.