



Mrs. Kerri and Mr. Andrew Koczanowski  
PO Box 272  
Jindabyne NSW 2627

by email [info@purethredbo.com.au](mailto:info@purethredbo.com.au)

25 May 2020

Dear Kerri and Andrew,

**Lot 709 Pure Chalet, Thredbo Development proposal and purchase of additional beds**

I refer to the registered sub lease AE 618963 for Pure Chalet Lot 709, Alpine Way Thredbo held by yourselves and to our various correspondence over the last few months. In light of the fact that you are seeking to remedy a breach of the sub-lease conditions that were not necessarily of your making Kosciuszko Thredbo (KT) is prepared to offer you the ability to purchase the two additional beds and convert the rumpus room to a bedroom for [REDACTED] [REDACTED] [REDACTED] per bed.

KT is pleased to offer you the opportunity to purchase the two additional beds based on the terms below:

- Payment of [REDACTED] [REDACTED] [REDACTED] for the issue of two (2) new bed entitlements ([REDACTED] [REDACTED]). Total payable [REDACTED] [REDACTED].
- Annual rent will increase [REDACTED] [REDACTED] [REDACTED] per bed (exclusive of GST) subject to increase in accordance with the sub lease terms. If this offer is accepted the new rent would take affect from 1 July, 2020.
- You will be responsible for all costs in preparation of the deed of variation to the sub-lease (approx. [REDACTED] [REDACTED]), registration ([REDACTED] [REDACTED] [REDACTED]) and stamp duties.

If you wish to accept the above offer please confirm by signing below and return. KT will then instruct its lawyers to prepare a variation to the sub lease. KT will also then provide its consent to the re-development proposal so as to enable the Development Application to be lodged. An invoice for the additional beds will be provided with payment required prior to execution of the deed of variation.

Yours sincerely,

Andrew Harrigan  
Property Manager

Above terms accepted by Kerri Koczanowski Andrew Koczanowski, sub-lessees of Pure Chalet:

Kerri Koczanowski

date 25.5.2020

Andrew Koczanowski

date

25/5/2020