

THIS AGREEMENT is made this 22nd of June, 2017.

BETWEEN the person named in Item 1 of the Schedule here to as Landlord ("the Landlord")

AND the person named in Item 2 of the Schedule hereto as Tenants ("the Tenants")

The Landlord agrees to lease to the Tenants and the Tenants agrees to lease from the Landlord that premises described in Item 3 of the Schedule to be held by the Tenant SUCH tenancy being for the period specified in Item 4 of the Schedule at that rental that is specified and payable as set out in Item 5 of the Schedule for such permitted use that is specified in Item 6 of the Schedule.

The parties agree that the following terms and conditions shall apply to their agreement:-

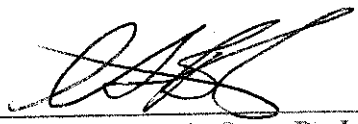
1. The tenants shall keep the leased premises in a clean and tidy condition and at the end of this tenancy shall deliver the premises up to the Landlord in a condition equivalent to that at the commencement hereof. All improvements upon the premises at or prior to the expiration of the lease shall be removed by the Tenants and the premises shall be left clean and tidy and in any event, in a condition which shall enable the Landlord to relet same for similar purposes.
2. The tenants shall not sublet or part with possession of the leased premises.
3. The tenants shall use the premises for **Refrigeration & Air conditioning contractors**.
4. The Tenants shall reimburse the Landlord for all service charges incurred by the Landlord on account of such services used by the Tenants.
5. The Tenants will operate its business from the leased premises in that manner usually adopted for such business. The Tenants shall not damage or interfere with the premises without obtaining the Landlord's prior written consent.
6. The Tenants shall indemnify the Landlord against all losses damages and expenses which he may sustain or incur by reason of any neglect, misconduct, or misperformance on the part of the Tenants of any of the covenants and agreements contained in this Agreement.
7. The Tenants shall affect public liability insurance in relation to the leased premises for an amount of \$5,000,000 per incident and shall also insure for plate glass within the leased premises. A copy of this insurance cover is to be given to the Landlord.
8. The Tenants will not obstruct access by any other existing tenants to their section of the leased premises or interfere with any possessions of other existing tenants at the leased premises.
9. The Tenants will comply with all statutory requirements necessary for the proper and effectual exercise of its permitted uses.
10. Landlord to build 2 additional office spaces as per agreement with SB Burke Super.
11. Electricity and excess water costs to be payable by tenant.


12. Ceiling in existing office, new doorway into toilet and air conditioning to offices to be paid for by the tenant, Cooltech (QLD).

SCHEDULE

<p>ITEM 1 The Landlord</p>	<p>SB Burke Super Pty Ltd ATF SB Burke Super Fund 427 Bonna Rd, BRANYAN QLD 4670 0438 551 728 sales@scottburkeelectrical.com.au ABN: 66 517 283 731</p>
<p>ITEM 2 The Tenants</p>	<p>COOLTECH (QLD) ABN:43 180 929 513 Residential address:127 South Bucca Rd, BUNDABERG QLD 4670 Email:cooltechqld@bigpond.com Phone: Mobile:0419 718 241</p>
<p>ITEM 3 Description of Premises</p>	<p>SHED 2 (Approx 450m2: includes offices, amenities, 8 car parks and 50% of hardstand to western side of sheds) 41 ALEXANDRA STREET BUNDABERG EAST QLD 4670</p>
<p>ITEM 4 Term</p>	<p>Lease for 3 years commencing, Saturday 1st of July, 2017 with an option on a further 36 calendar months.</p>
<p>ITEM 5 Rental</p>	<p>\$ 2200.00 + gst PCM. PAYABLE ON THE 30th DAY OF EACH MONTH IN ADVANCE. Charges will change in accordance with CPI increases.</p>
<p>ITEM 6 Permitted Use</p>	<p>This lease applies to shed 2 which includes, 3 office space, toilet and work shop.</p>

SIGNED SEALED AND DELIVERED by
SCOTT ANDREW BURKE in the presence of:



A. Signature of SB Burke Super Pty Ltd


A. Signature of witness
BRITTA BURKE
A. Name of witness (print)

SIGNED SEALED AND DELIVERED by Greg
Zahner


A. Signature of Greg Zahner

in the presence of:


A. Signature of witness
CHRISTINA ZAHNER
A. Name of witness (print)

Witness Address:
1997 Bucca Bundaberg 4670
A. Witness Phone #: