

EXTENSION OF LEASE

SHOP 6B COOGEE PLAZA

237-239 HAMILTON ROAD, COOGEE

ST GIORGIO PTY LTD as trustee for the Nardone Investments
Superannuation Fund

(ACN 126 046 679)

("Lessor")

AND

HEATH ABBEY ROSE as trustee for The Rose Family Trust

("Lessee")

*Best extension
of Lease
1 July 2018
to
30 June 2023*

Frichot & Frichot

L A W Y E R S
& Notaries Public

Norfolk Chambers
6 Norfolk Street
Fremantle WA 6160
Reference:ATZ:SPT:380719

PO Box 388
Fremantle WA 6959
T: +61 8 9335 9877
frichot.com.au

Liability limited by a scheme approved under Professional Standards Legislation

SCHEDULE

Item 1 Date

The 17th day of November, 2018.

Item 2 Lessor

ST GIORGIO PTY LTD (ACN 126 046 679) as trustee for the Nardone Investments Superannuation Fund of care of 26 Tweeddale Road, Applecross, Western Australia.

Item 3 Lessee

HEATH ABBEY ROSE as trustee for The Rose Family Trust of 19 Parakeet Way, Coogee, Western Australia.

Item 4 Lease

(a) Lease Agreement

A lease agreement made in 2013 between Cassino Pty Ltd (ACN 133 755 683) as trustee for the Nardone Property Trust as lessor Ching's Kitchen Pty Ltd (ACN 163 182 947) as lessee and Kwun Hang Lo as guarantor.

(b) Previous Assignments, Extensions and Variations of Lease

(i) Assignment of Lessee's Interest in Lease made in 2014 between Cassino Pty Ltd (ACN 133 755 683) as trustee for the Nardone Property Trust as lessor, Ching's Kitchen Pty Ltd (ACN 163 182 947) as assignor, Jenlee Holdings (WA) Pty Ltd (ACN 139 538 800) as assignee and Kau Chin Lee as guarantor.

(ii) Assignment and Variation of Lease made in 2014 between Cassino Pty Ltd (ACN 133 755 683) as trustee for the Nardone Property Trust as lessor, Jenlee Holdings (WA) Pty Ltd (ACN 139 538 800) as assignor and the Lessee as assignee.

Item 5 Demised Premises

All those premises situated and known as Shop 6B Coogee Plaza Shopping Centre and more particularly described in Item 4 of the Schedule to the Lease.


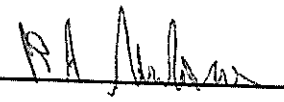
Item 6 Term

A term of five (5) years commencing on the 1st day of July, 2013 and expiring on the 30th day of June, 2018.

- Item 7** **Option**
- The option contained in clause 17 and Item 8 of the Schedule to the Lease Agreement.
- Item 8** **Extended Term**
- A term of five (5) years.
- Item 9** **Date of Commencement of Extended Term**
- The 1st day of July, 2018.
- Item 10** **Rent**
- \$26,561.64 per annum plus GST and Outgoings.
- Item 11** **Additional Provisions**
- 11.1 **Bank Guarantee**
- Prior to the execution of this Deed by the Lessor the Lessee will provide a substitute Bank Guarantee in the fixed amount of \$23,000.00 with an expiry date of not before 31 December 2023 and otherwise on the terms of Item 17.2 of the Lease Agreement.
- 11.2 **Insurance**
- The Lessee and any assignee must insure all plate glass, and doors, and the aluminium frames holding the glass and doors including any rear or side door accessing the Premises.
- 11.3 **Insurance Certificates**
- Prior to the execution of this Deed by the Lessor and on the 1st day of July each year the Lessee must provide to the Lessor all insurance certificates in accordance with clause 7.5.4 of the Lease Agreement.

EXECUTED AS A DEED

EXECUTED By)
ST GIORGIO PTY LTD ACN 126 046 679)
as trustee for the Nardone Investments)
Superannuation Fund in accordance with)
section 127 of the Corporations Act 2001.)

Signature of Director



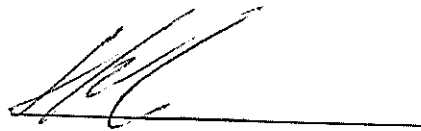
Signature of Director/Secretary

HEATH ABBEY ROSE ROCCO ANTONIO NARDONE MARIA NARDONE

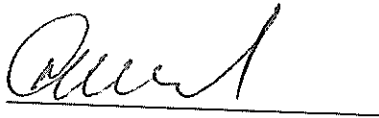
Full Name of Director

Full Name of Director/Secretary

SIGNED by)
HEATH ABBEY ROSE as trustee for The)
Rose Family Trust in the presence of:)



Heath Abbey Rose



Witness

WILLIAM CARMICHAEL

Print Name

13 CAMPANA RISIE
HAMMOND PARK WA 6164

Address

BANK OFFICER

Occupation