

COMMERCIAL LEASE AGREEMENT

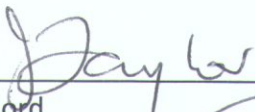
This Agreement is made on the 15th day of October 2018.

The Landlord leases to the Tenant the Premises for the term of the Lease and at the Rent and on the conditions set out in this Agreement, together with necessary access over any Common Areas.

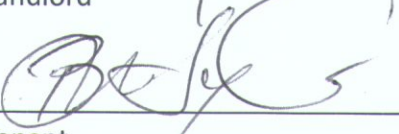
SCHEDULE

Item 1	Landlord	Mascot Foundry (Sales) Pty Ltd ATF Mascot Superannuation Fund P O Box 199 Hunters Hill NSW 2110
Item 2	Tenant	Mascot Engineering Co Pty Ltd 37 Tarlington Place Smithfield NSW 2164
Item 3	Premises	22 Tarlington Place Smithfield NSW 2164
Item 4	Term of the Lease	15 October 2018 to 30 June 2019 with ability to renew annually thereafter.
Item 5	Rent	\$26,510 incl GST, payable monthly by 15 th of the month, commencing 15 October 2018 until the end of the lease, prorate for October 2018.
Item 6	How is Rent paid?	Direct credit to 032-174 125 053
Item 7	Outgoings	All outgoings to be paid by the Tenant and the tenant must include the landlord as an interested party on the insurance policy related to the property.
Item 8	Termination	Either parties can terminate the agreement by giving one month's notice to the other party.
Item 9	Governing Law	New South Wales, Australia

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.



Landlord



Tenant