

## COMMERCIAL LEASE AGREEMENT

This Agreement is made on the 30th day of June 2017.

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	Source Distribution Pty Ltd Unit 16/82 Reserve Road Artarmon NSW 2064
Item 3	Premises	Unit 16/82 Reserve Road Artarmon NSW 2064
Item 4	Term of the Lease	Two years commencing 1 July 2017
Item 5	Rent	As negotiated, \$6,930 incl GST, payable monthly by 15 <sup>th</sup> of the month, commencing July 2017, with a partial increase for the period commencing December 2017 to April 2018 to \$7,700 and the full increase to \$9,900 taking effect from May 2018 until end of the lease.
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