

COMMERCIAL LEASE AGREEMENT

This Agreement is made on the 1st day of July 2015.

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	37 Tarlington Place Smithfield NSW 2164
Item 4	Term of the Lease	Two years commencing 1 July 2015
Item 5	Rent	As negotiated, payable monthly by 15 th of the month, commencing July 2017, as follows: July 17- Sep 17 \$48,510 incl GST per month Oct 17- Nov 17 \$50,710 incl GST per month Dec 17- Mar 18 \$54,450 incl GST per month Apr 18- end of lease is \$57,750 incl GST per month
Item 6	How is Rent paid?	Direct credit to 032-174 125 053
Item 7	Outgoings	All outgoing 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