

COMMERCIAL LEASE AGREEMENT

This Agreement is made on the 10th day of March 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

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| 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 Tarling Place Smithfield NSW 2164 |
| Item 3 | Premises | 15-17 Ironstone Road Berrinba QLD 4117 |
| Item 4 | Term of the Lease | Period commencing 13 March 2017 to 30 June 2019 |
| Item 5 | Rent | \$13,420 incl GST, payable monthly by 15 th of the month, commencing March 2017 (prorate for month of March 2017 being \$8,250) and a full increase to \$13,750 taking effect from April 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 | Queensland, Australia |

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



 Landlord



 Tenant