

This agreement made on 1st of April 2020

BETWEEN

888 CHING PTY LTD as the Trustee for the Ching Family Retirement Superannuation Fund and MAY DRAGON PTY LTD as the Trustee of Maydragon Superannuation Fund ("the OWNER"), both of in the State of New South Wales ("the said State") of the first part

AND

CLEMENTINE FASHIONS PTY LTD (ABN: 72 002 941 102) a company duly incorporated in the said State with its business address at: 89 Railway Parade, Marrickville in the said State the other part ("the COMPANY")

RECITALS

A. The OWNER intends to purchase a warehouse situated at 89 Railway Parade, Marrickville in the said State ("the Premises").

B. The COMPANY intends to lease the Premises for its use.

C. The OWNER agreed to lease the Premises to the COMPANY when the purchase is completed.

OPERATIVE PART

It is agreed between the parties as follows:

1. The OWNER will lease the Premises for a term of ten (10) years commencing on or about 01/04/2020 or any other date if the completion of the purchase occurs before 01/04/2020

2. The annual rental is AUD \$48,000.00 GST inclusive, payable by twelve (12) equal monthly instalments AUD \$4,000.00 per month inclusive GST in advance ("the RENT").

3. The RENT is not inclusive of outgoings.

A Building insurance yearly	5,174.27
B Council Rates yearly	5,324.24
C Water Rates yearly	1,320.00
	<u>11,818.51</u>

4. The COMPANY is required to have an insurance cover for public liability of not less than 10 Million per claim plus plate glass and shall be in joint name with the OWNER.

5. The COMPANY shall pay the OWNER a deposit of 2 months AUD \$15,100.00 (GST Inclusive) which will be accounted to the rental is the lease is to proceed.

6. This agreement is subject to and conditional upon OWNER becomes the owner and registered proprietor of the Premises and this agreement will terminate without further notice from either party if the OWNER does not proceed with the purchase. **IN WITNESS** whereof this document has been duly executed.

SIGNED SEALED AND DELIVERED
 By the said Clement Ching in the
 Presence of

.....
 (witness's signature)

)
)
)

.....
 (owner's signature)

[Handwritten signature]

SIGNED SEALED AND DELIVERED
 By the said Rosalina Lee in the
 Presence of

.....
 (witness's signature)

)
)
)

.....
 (owner's signature)

[Handwritten signature]

EXECUTED for and on behalf of
 Clementine Fashions Pty Ltd
 (ABN: 72 002 941 102) pursuant to
 S127 of the Corporations ACT 2001

.....
 Director/Secretary

[Handwritten signature]

.....
 Director

[Handwritten signature]