

Schedule

Important Notice To The Person Completing This Schedule

This lease is in a standard form. You may need to make changes to record the agreement of the landlord, tenant and any guarantor. You should carefully check the whole document and make appropriate deletions, alterations and/or additions so it agrees with the instructions you have received. You should note the warranty in clause 21 and record any deletions, alterations and/or additions to the standard lease conditions as additional provisions in item 22 and not and **not** in the lease conditions.

Item 1

[1.1]

Landlord: PK TOVA PTY LTD (ACN 634 443 897) ATF Super PK Pty Ltd
(ACN 634 443 968) ATF Williams Superannuation Fund
of 83a Balcombe Road, Mentone Vic. 3194

Item 2

[1.1]

Tenant: WACME PTY LTD (ACN 135 348 202)
of 26 St Andrews Court, Black Rock, Victoria 3193

Item 3

[1.1]

Guarantor: Nil

Item 4

[1.1]

(a) Premises: Unit 7, 18-20 Tova Drive, Carrum Downs Vic. 3201

(b) Land: Being the whole of the land contained in Certificate of Title Volume 10588
Folio 323

Item 5

[1.1]

Landlord's installations:

All fixtures and fittings now installed in the premises at commencement of the term of the Lease.

Item 6

[1.1]

Rent:

(a) For the first year of the term \$27,000.00 plus GST payable by monthly instalments in advance of \$2,250.00 plus GST.

(b) On each anniversary of the commencement date the rent will be increased in accordance with the provisions of Item 16 of the Schedule.

Item 7

[1.1]

Tenant's installations:

Such installations as are approved in writing by the Landlord from time to time.

Item 8

[1.1]

Term of the lease:

FIVE (5) YEARS starting on 5 August, 2019.