

DEED OF VARIATION OF LEASE

**MARK ALLAN DALDY & TRACEY MICHELLE DALDY
as Trustees of the DALDY SUPERANNUATION
FUND (ABN 43 217 060 308)**

with

**MLR TRADING PTY LTD
(ACN 104 279 281)**

OAKLEYS WHITE LAWYERS
65 Main Street, Foster 3960
Ph: (03) 5682 2211
Fax: (03) 5682 2814
CWW:FGM:14013

Liability limited by a scheme approved under Professional Standards Legislation

This Deed of variation is dated the

day of

2014

BETWEEN

MARK ALLAN DALDY and **TRACEY MICHELLE DALDY** as Trustee of the **DALDY SUPERANNUATION FUND** (ABN 43 217 060 308) of Ameys Track, Foster in the State of Victoria (called "the Landlord") of the first part

-and-

MLR TRADING PTY LTD (ACN 104 279 281) of 86 Main Street, Foster in the said State (called "the Tenant") of the second part

RECITALS

- A. The parties hereto are Landlord and Tenant pursuant to lease agreement commencing 1 January 2010 (called "the Lease") in respect of the premises situate and known as 17 Toora Road, Foster in the said State;
- B. The Landlord, at the request of the Tenant, carried out various improvements to the premises to enhance the same which improvements were substantially completed in or about February 2012;
- C. The parties agreed that upon completion of such improvements the rent payable pursuant to the Lease would be varied for the duration of the current term; and
- D. The parties have agreed to enter into this Deed to evidence the terms of such variation of the Lease.

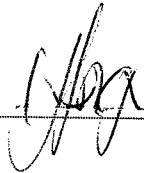
OPERATIVE PART


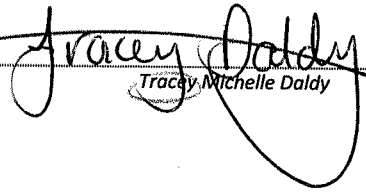
The parties for themselves their heirs, executors and permitted assigns covenant and agree to the following:-

1. The parties acknowledge the accuracy of the Recitals and agree that the Recitals form part of this agreement;
2. The parties agree that the rent payable for the current term shall be varied from the rent provided for the Lease as follows:-
 - a. For the period from 1 March 2011 to 31 March 2012 inclusive the rent shall be payable at the rate of \$2,000.00 per calendar month inclusive of GST; and

- b. For the period from 1 April 2012 to the end of the current term of the Lease the rent shall be payable at the rate of \$2,200.00 per calendar month inclusive of GST.
- 3. The parties agree that the rent for the period from 1 April 2012 to the end of the current term shall be as hereinbefore provided for without being subject to any variation, whether annual or otherwise, in respect of movements of the Consumer Price Index, market reviews, fixed reviews or otherwise.
- 4. The parties confirm the said Lease in all other regards save as hereinbefore specifically provided.


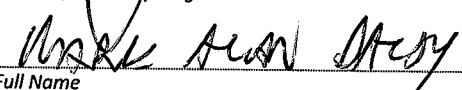
SIGNED, SEALED and DELIVERED by the
 said **MARK ALLAN DALDY** and **TRACEY
 MICHELLE DALDY** as Trustee of the **DALDY
 SUPERANNUATION FUND** (ABN 43 217
 060 308) in the presence of:-

x  _____
 Witness

)
) x  _____
) Mark Allan Dalby
)
) x  _____
) Tracey Michelle Dalby

EXECUTED by the said **MLR TRADING PTY
 LTD** (ACN 104 279 281) by being signed by
 the persons authorised to sign for the
 company.

for completion by
 Director/Secretary

x _____
 Director - Signature
 x _____
 Full Name
 x _____
 Address
 x  _____
 Director/Secretary - Signature
 x  _____
 Full Name
 x 228 ANSYS DRIVE LEARN ST/02 _____
 Address