

LEASE

This Rental Agreement or Residential Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed.

Landlord, Gary & Aileen Willoughby as trustees for the G&A Willoughby Superannuation Fund, shall be referred to as "LESSOR" and Tenant, G&A Willoughby Livestock Transport Pty Ltd as trustee for G&A Discretionary Trust, shall be referred to as "LESSEE."

As consideration for this agreement, LESSOR agrees to rent/lease to LESSEE and LESSEE agrees to rent/lease from LESSOR for use solely as a hard stand for the business being carried on in Livestock Transport, the vacant land located at 23264 Peak Downs Highway, ETON QLD 4741.

1. **TERMS:** LESSEE agrees to pay \$885.00 per month prior to the last day of each month. This agreement shall commence on 1st July 2021 and continue until 30th June 2022 with a review to be undertaken at this time.

2. **PAYMENTS:** Rent and/or other charges are to be paid by direct debit with the bank details to be provided separately by the LESSOR.

3. **CONDITION OF LAND:** LESSEE acknowledges that they have examined the area provided by LESSOR and are happy that it is in good satisfactory condition except as may be indicated elsewhere in this Agreement. LESSEE agrees to keep the area in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by LESSEE, except as provided by law. At the termination of this Agreement, the land shall be returned to LESSOR in good condition except for reasonable wear and tear on the area.

4. **ALTERATIONS:** LESSEE shall not construct, alter or install any structures on the area without the written consent of the LESSOR except as may be provided by law.

5. **MAINTENANCE:** LESSEE shall be responsible for keeping the vacant land in good working condition.

6. **CHANGE OF TERMS:** The terms and conditions of this agreement are subject to future change by LESSOR after the expiration of the agreed lease period upon 30-day written notice setting forth such change and delivered to LESSEE. Any changes are subject to laws in existence at the time of the Notice of Change Of Terms.

7. **TERMINATION:** After expiration of the leasing period, this agreement is automatically renewed from month to month, but may be terminated by either party giving to the other a 30-day written notice of intention to terminate. Where laws require "just cause", such just cause shall be so stated on said notice.

8. **INSURANCE:** LESSEE acknowledges that LESSOR does not have insurance to cover business property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall LESSOR be held liable for such losses. LESSEE is hereby advised to obtain own insurance policy to cover any business losses.

9. ASSIGNMENT: LESSEE agrees not to transfer, assign or sublet the land or any part thereof.

10. NO WAIVER: LESSOR'S acceptance of rent with knowledge of any default by LESSEE or waiver by LESSOR of any breach of any term of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by LESSOR of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

11. JOINTLY AND SEVERALLY: The undersigned LESSEE is jointly and severally responsible and liable for all obligations under this agreement.

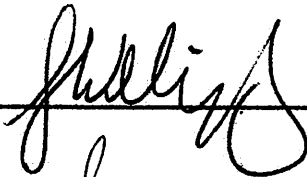
12. ADDITIONS AND/OR EXCEPTIONS

_____ N/A _____

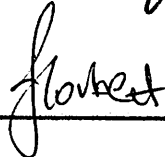
13. ENTIRE AGREEMENT: This Agreement constitutes the entire Agreement between LESSOR and LESSEE. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

14. RECEIPT OF AGREEMENT: The undersigned LESSEE has read and understands this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

LESSEE'S Signature:

_____  _____

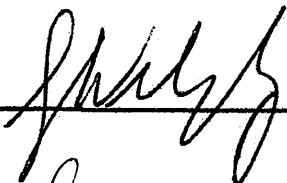
Witness Signature:

_____  _____

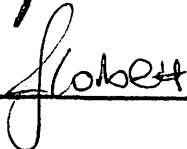
Date:

_____ 1st July 2021 _____

LESSOR'S Signature:

_____  _____

Witness Signature:

_____  _____

Date:

_____ 1st July 2021 _____