

COMMERCIAL LEASE

SUITABLE FOR SMALL OFFICE BUILDINGS, FACTORIES AND ANY SHOP PREMISES WHICH ARE NOT THE SUBJECT OF THE RETAIL LEASES ACT (1994) WHERE THE TERM OF LEASE (INCLUDING THE PERIOD OF ANY OPTION) DOES NOT EXCEED THREE YEARS.

THIS LEASE is made in duplicate on the First (1st) April 2018
DAY MONTH YEAR

At Hornsby in the State of New South Wales.

PARTIES BETWEEN Jinja Pty Ltd Superannuation Fund C/-22 Cowan Rd, Mt. Colah 2079 ABN. No. 18 885 072 035 **LANDLORD**
(Name and address)

whose agent is "Self" **AGENT**
(Name and business address)

AND Abical Pty Ltd C/- of 36 Nalya Road, Berowra Heights NSW 2082 ABN No. 92 165 489 734 **TENANT (S)**
(Name and address)

Mr. Trent Andrew Morson of 36 Nalya Road, Berowra Heights NSW 2082 **GUARANTOR(S)**

PREMISES The landlord leases the premises known as Warehouse unit 11 / 31 - 37 Salisbury Rd, Hornsby NSW 2077 including all fixtures listed in the inventory which is signed by all parties and attached as part of this lease.

USE The premises shall be used only as Warehousing and storage and associated services

RENT The rent shall be One Thousand three Hundred Seventy Five Dollars **Includes G S T** \$ 1,375.00

Per Calendar Month commencing on the First (1st) day of April 2018

and payable in advance by the tenant on the First (1st) day of every Month to the landlord/agent at his above address or at any other reasonable place as he notifies in writing.

TERM The term of the lease shall be One (1) Year.

commencing on the First (1st) April 2018
Day Month Year

and ending on the Thirty - First (1st) March 2019
DAY MONTH YEAR

OPTION Subject to Condition 33 of this lease the landlord offers a renewal of this lease for a further term of One (1) years.

HANDLING OVER Unless either party gives the other written notice at least one month before the end of the term that vacant possession shall be given on that day, the lease shall continue as a periodic lease from month to month at the same rent or at a rent which both parties agree to.

INCREASES The tenant's percentage of increases in rates, taxes and insurance premiums to be paid in accordance with Condition 17 is 100 %.

BASE YEARS Municipal Rates: N/A Commercial Garbage: N/A

Water and Sewerage Rates: / N/A Water Usage: 2018 / 2019 (if any)

Land Tax: N/A Strata Levies: N/A

INSURANCE The amount of cover for public liability referred to in Condition 4(b) is \$ 10,000,000.00

CONDITIONS The parties agree to the conditions set out above and on the following pages and also to those conditions implied by Sections 84 and 85 of the Conveyancing Act, 1919, which are not expressly negated or modified by this lease.

Note

It is advisable for the tenant to insure his own property and insure against his liability for public risk as the occupier of the premises.