

AGREEMENT TO LEASE

'LESSOR'

- (a) **NAME:** Zanol Super Pty Ltd as trustee for Zanol Self Managed Super Fund
(b) **ADDRESS:** 322 Glen Osmond Road, Myrtle Bank SA 5064

'LESSEE'

- (a) **NAME:** Bermad Australia Pty Ltd
(b) **ADDRESS:** 1/43 Douglas Drive, Mawson Lakes SA 5095

We refer to the previous lease for the premises between the parties. The Lessee **HEREBY OFFERS** to renew to lease the premises hereinafter described on the following terms and conditions:

1. **Premises:** 1/43 Douglas Drive, Mawson Lakes SA 5095
2. **Rental and Terms of payment:** The initial base rental will be \$15,600 plus GST per annum gross (\$1,300 PCM) plus GST and is to be paid in equal monthly payments in advance with the first payment to be paid on [provide date].
3. **Term of Lease:** 3 year lease
4. **Right of Renewal:** 3 years
5. **Lease Commencement:** 1st September 2021
Rental Commencement: 1st September 2021
6. **Rent Reviews:**
To increase by the increase of CPI Annually.
7. **Prior Terms:**
All prior terms of the main lease will carry through to this renewal period.
8. **Registration of Lease, Legal Costs and Disbursements:**
Except to the extent that the Lessor shall be required by law to bear such costs, the Lessee shall pay to the Lessor the costs incurred by the Lessor in the negotiation, preparation, stamping and registration of this Lease.



EXECUTION

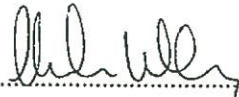
Executed by)
Zanoli Super Pty Ltd as trustee)
for Zanoli Self Managed Super)
Fund)
in the presence of:)


.....
(Lessee)


.....
Witness

Executed by)
Bermad Australia Pty Ltd)
in the presence of:)

 GIB STEPHENS
.....
(Lessor)


.....
Witness