

COMMERCIAL LEASE AGREEMENT

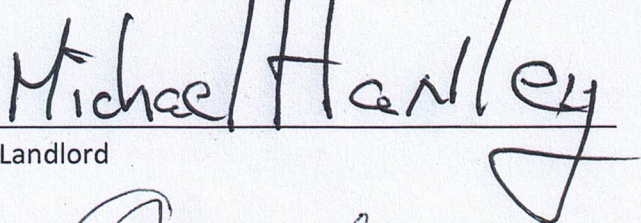
This Agreement is made on the 1st day of February 2019.

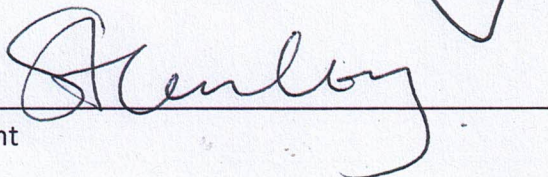
The Landlord leases to the Tenant the Premises for the term of the Lease and at the Rent and on the conditions set out in this Agreement, together with necessary access over any Common Areas.

SCHEDULE

Item 1	Landlord	Hanley Family Super Fund P O Box 6053 Narraweena NSW 2099
Item 2	Tenant	Mandalay Consulting Pty Ltd 70A Golden Grove Beacon Hill NSW 2100
Item 3	Premises	3/14 Rodborough Road Frenchs Forest NSW 2086
Item 4	Term of the Lease	Five years commencing 1 February 2019 (renewal option available)
Item 5	Rent	\$79,200 incl GST for the first 12 months, payable annually by 30 June or earlier each year, commencing 1 February 2019. Annual increases to be agreed by both parties.
Item 6	How is Rent paid?	Direct credit to CBA Bank Account: Hanley Family Superfund BSB 062 000 Account number 1297 3893
Item 7	Outgoings	All outgoing to be paid by the Tenant
Item 8	Termination	Either parties can terminate the agreement by giving one month's notice to the other party.
Item 9	Governing Law	New South Wales, Australia

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.


Landlord


Tenant