

COMMERCIAL LEASE AGREEMENT

This Agreement is made on 1st July 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	Mascot Foundry (Sales) Pty Ltd ATF Mascot Superannuation Fund P O Box 199 Hunters Hill NSW 2110
Item 2	Tenant	Mascot Engineering Co Pty Ltd 37 Tarling Place Smithfield NSW 2164
Item 3	Premises	18 Boom Street Gnangara WA 6077
Item 4	Term of the Lease	1 July 2019 to 30 June 2022 with ability to renew annually thereafter.
Item 5	Rent	\$11,550 incl GST, payable monthly by 15 th of the month, commencing 15 July 2019 until the end of the lease.
Item 6	How is Rent paid?	Direct credit to 032-174 125 053
Item 7	Outgoings	All outgoings to be paid by the Tenant and the tenant must include the landlord as an interested party on the insurance policy related to the property.
Item 8	Termination	Either parties can terminate the agreement by giving one month's notice to the other party.
Item 9	Governing Law	Western Australia, Australia

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

x

Landlord

Tenant