

REFERENCE SCHEDULE

1 LESSOR: Nickolas De Marco & Olga De Marco ATF
The De Marco Superannuation Fund
Address: c/- Marsh Tindennell Super
PO Box 6243, Upper Mt Gravatt, QLD, 4122
Phone: 3422 8000 Fax: 3422 8080 Mobile: 0411 171 333
ABN: 12770226104
Email: nick@stg.com.au

2 TENANT: Livedale Pty Ltd ATF The De Marco Family Trust
Address: 69 Bristol Street, Kedron, Q, 4031
Phone: 3861 4803 Fax: 3350 3430 Mobile:
ABN: 95697998409
Email:

3 PREMISES: 69 Bristol Street, Kedron, Q, 4031
Lot Registered Plan 63172
(annex a plan if available)

4 TERM: The term of the agreement is Twenty-two months/years
commencing on 4 September 2008
ending on 30 June 2010 ; and

5 OPTION FOR FURTHER TERM: N/A
Note: The term of the lease (including options) should not exceed three (3) years.

6 RENT: \$ 3,200.00 + GST per month/year

7 ANNUAL RENT REVIEW DATES: N/A

8 PERMITTED USE: Retail and Warehousing

9 PERCENTAGE OF OUTGOINGS: 100% excluding insurance

10 DEPOSIT: \$ N/A

11 LESSOR'S AGENT: N/A
Address

Phone: Fax: Mobile:
ABN: Licence Number:
Email Address:

AGREEMENT MADE (DATE)

EXECUTED as an agreement.

EXECUTION BY LESSOR

Executed by:
in accordance with section 127 of the Corporations Act 2001 (Cth).

.....
Director/Secretary

.....
Director

.....
Name of Director/Secretary (BLOCK LETTERS)

.....
Name of Director (BLOCK LETTERS)

OR

SIGN ND

SIGNED by NICKOLAS DE MARCO AND OLGA DE MARCO AS LESSOR
in the presence of: AS TRUSTEE FOR THE DE MARCO SUPERANNUATION FUND

X SIGN

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

EXECUTION BY TENANT

Executed by: NICKOLAS DE MARCO
in accordance with section 127 of the Corporations Act 2001 (Cth).

SIGN ND

.....
Director/Secretary

.....
Director

NICKOLAS DE MARCO
Name of Director/Secretary (BLOCK LETTERS)

.....
Name of Director (BLOCK LETTERS)

OR

SIGNED by AS TENANT
in the presence of:

.....
Signature of Witness

.....
Name of Witness (BLOCK LETTERS)

.....
Address of Witness

SPECIAL CONDITIONS