

Epitome of Lease – 128 Lytton Road

Date: 01/07/2012

Supersedes EOL dated 01/07/2009

Lessor's Name: EA & LE May Superannuation Fund
Lessor's Address: Po Box 322 Bulimba QLD 4171

Lessee's Name: E & L May Pty Ltd T/A Elite Medical Supplies
Lessee's Address: 128 Lytton Road, Bulimba QLD 4171

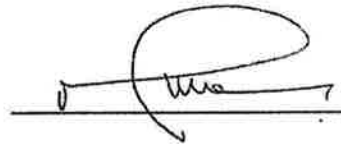
Address of Premises: 128 Lytton Road Bulimba QLD 4171
Whole Demised Premises: 584m2 (435m2 Warehouse, 149m2 Office)

Duration of Lease: 3 Years + 3 Year Option + 3 Year Option
Lease Commencement Date: 1st July 2012
Annual Rent (Excluding G.S.T): \$73,080.00
Annual Rent Review: Rent to be re negotiated 30th June each year
When Payable: Monthly
Monthly Amount Payable: \$6,090.00 + G.S.T.
Date of First Payment: 1st July 2012
Purpose of Leased Area: Office & Warehousing
Option Period: 3 Years + 3 Years
Notice of Option Period: 6 Months
Public Liability: Lessee to hold policy
Name of Lessee's Bank: National Australian Bank LTD, Garden City, QLD

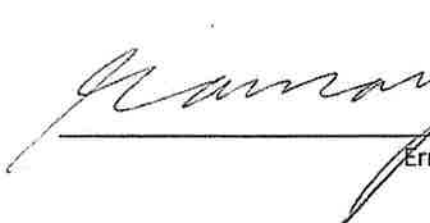
Added Information: Lessee responsible for payment of BCC Water Rates, Land Tax, Electricity, Building Insurance & general maintenance.

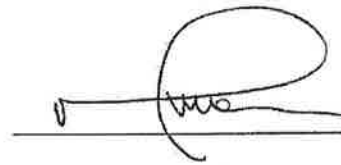
Signed on behalf of Lessor


Ernest A May


Nelson J May

Signed on behalf of Lessee


Ernest A May


Nelson J May

The Landlord
The EA & LE May Superannuation Fund
Po Box 322
BULIMBA QLD 4171

2 January 2015

Ernest May
Elite Medical Supplies Pty Ltd
128 Lytton Road
BULIMBA QLD 4171

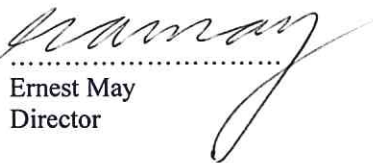
Dear Ernest

Thank you for your letter.

We have considered your request and have decided to approve your request to exercise the option to extend the lease for a further 3 years.

The rent amount effective 1 July 2015 will be based on an appraisal that we obtain from an external source and will be advised closer to the date.

Kind regards



Ernest May
Director