

20 July 2016

Dear Sir/Madam,

**RE: Deed of Variation of Lease to 106 Brisbane St, Ipswich QLD.**

The parties agree by way of variation of the Lease that:

Rent: To remain the same for this period (\$2,941.08 including of GST plus 30% of water use)

Option: 3 Years to commence from 22/10/2016 with no rental increase for the entire term.

Car Parking: 2 onsite at no cost to tenant

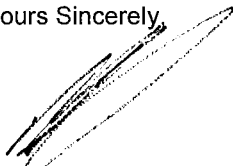
Except to the extent that the terms of the Lease are expressly varied by this deed, the terms expressed or implied in the Lease remain in full force and effect.

This deed and the Lease (as amended by this deed) must be read:

- a) as a single integrated document incorporating the amendments effected by this deed; and
- b) as if the provisions of this deed applied as provisions of the Lease with reference in those provisions to this deed being taken to be references to both this deed and the Lease.

Please do not hesitate to contact me on 03 9093 8258.

Yours Sincerely



Michael Rudd  
General Manager