

COMMERCIAL LEASE AGREEMENT

1. PARTIES

Landlord:

AUSTERN GROUP PTY LTD

ABN: 31 637 181 572

Tenant:

AUBIN GROUP PTY LTD

ABN: 17 692 716 751

2. PREMISES

The Landlord leases to the Tenant the premises located at:

20 May Holman Drive, Bassendean WA 6054

Being Lot 24 on Plan 17531 (Volume 1891 Folio 612)

3. TERM

This Lease commenced on **1 October 2025** for an initial term of **ten (10) years**, expiring on **30 September 2035**.

The Tenant has the option to renew the Lease for a further **ten (10) years** by providing written notice to the Landlord prior to the expiry date.

4. PERMITTED USE

The Tenant may use the Premises for:

- Indoor waste sorting
- Storage of non-hazardous construction and demolition (C&D) materials
- Recycling-related activities

All operations must be conducted **within the building**, with no external processing or open-air activities.



6. OUTGOINGS

The Tenant is responsible for:

- Utilities (electricity, water, etc.)
- Waste management related to operations
- Day-to-day operational costs

7. ENVIRONMENTAL RESPONSIBILITY

The Tenant is responsible for:

- Obtaining all necessary environmental approvals
- Compliance with all applicable environmental laws and licence conditions
- Management of all environmental impacts arising from its operations

The Landlord shall not be liable for any environmental impacts arising from the Tenant's operations, provided the Tenant operates within the permitted use.

8. BUILDING AND STRUCTURE

The Landlord is responsible for the structural integrity of the building.
The Tenant is responsible for all internal fit-out, plant, and equipment.

9. REGULATORY CONDITION

The Tenant may terminate this Lease by written notice if:

- Required regulatory approvals are not granted; or
- Any approval conditions render the proposed operations commercially unviable

10. ACCESS

The Tenant shall have full access to the Premises for operational purposes, including vehicle access for delivery and removal of materials.

11. ASSIGNMENT

The Tenant may assign or transfer its interest in this Lease with the Landlord's consent, which shall not be unreasonably withheld.

12. GOVERNING LAW

This Agreement is governed by the laws of **Western Australia**.

13. EXECUTION

Executed as an agreement:

