



THIS AGREEMENT is made on the 12th day of May 2009

BETWEEN:

BROLTON GROUP PTY LTD ABN 96 112 761 010
of 69 Princes Street Riverstone, NEW SOUTH WALES (hereinafter called "BROLTON GROUP PTY LTD")

AND: MEADWESTVACO PTY LTD ABN 59 003 986 472
of Suite 202, Level 2 2 Burbank Place Baulkham Hills, NEW SOUTH WALES
(hereinafter called "MWV PTY LTD")

1. MWV Pty Ltd desires to store on an ad hoc basis the following property;
 - a. Machinery and spare parts similar to those published in attachment 1.
 2. MWV Pty Ltd may at its discretion seek to store more or less machinery and or spare parts from time to time to a maximum of 450m²
 3. Brolton Group Pty Ltd agrees to store property on a yearly basis in exchange for a monthly payment of **\$3,515.20** excluding GST payable on the first day of each month.
 3. The storage shall commence on 1/5/2009 and shall continue until MWV Pty Ltd claims said property or serves a 30 day written notice on Brolton Group Pty Ltd terminating this storage agreement. If MWV Pty Ltd fails to claim property on or before the last day of storage indicated in this notice, This agreement will continue on a month by month basis subject to an annual adjustment of said rent equal to the official CPI rate for all groups as published by the ABS for the previous 12 months. For the avoidance of doubt this agreement will nominally end on the 31/12/2009 and the CPI rate used to calculate the increase will be for the 2 quarters that make up 1/5/2009 through to 30/12/2009.
 4. Brolton Group Pty Ltd are responsible for all reasonable wear and tear, damage or make good costs to the property or any other costs sort by the Landlord, MWV Pty Ltd will only be responsible for damage caused by a MWV employee. For the avoidance of doubt MWV Pty Ltd are not responsible for any or all items associated with leasing or sub leasing said property.
 5. If MWV Pty Ltd claims Property during the period for which payment has been made, no pro-rata refund shall be made.
 6. Brolton Group Pty Ltd shall not deliver Property to any person other than owner without prior written permission from the MWV Pty Ltd.
 7. Property shall be stored at the following location:
Princes St Riverstone NSW
- Property shall be stored under physical conditions which are designed to preserve it from any and all damage, injury or theft.
8. Brolton Group Pty Ltd shall exercise reasonable care to protect the property from theft or damage. Responsibility for theft and damage to property that doesn't result from Brolton Group Pty Ltd negligence shall be borne by MWV Pty Ltd. In the event of damage, theft or the like where Brolton Group Pty Ltd haven't exercised reasonable care, Brolton Group Pty Ltd agree to make good all reasonable costs associated with the loss or damage to MWV property.
 9. The title to Property shall remain at all times with the owner.



Executed As An Agreement

SIGNED SEALED & DELIVERED

by
BROLTON GROUP PTY LTD (A.B.N.96 112
761 010)

Ben Lynch
.....
Manager

in the presence of:

[Signature]
.....
Signature of Witness

JAVIER JOLANEVICZ
.....
Print Name of Witness

5 SYLVAN PL LEONARD
.....
Address Of Witness

SIGNED SEALED & DELIVERED

by MEADWESTVACO PTY LTD
(ABN 59 003 986 472)

[Signature]
.....
Manager

in the presence of:

[Signature]
.....
Signature of Witness

DARREN CAINS
.....
Print Name of Witness

16 RIDGEVIEW DR CASTLE HILL
.....
Address Of Witness