

EPITOME OF MORTGAGE

Debtor	Ahaha Land Pty Ltd ACN 626 228 493
Mortgagee	Allars Super Fund Pty Ltd ACN 611 351 421 ATF Ron H. Allars Pty Ltd Superannuation Fund ABN 76 402 665 271 as to 5/13 share, Trans World Traders Pty Ltd ACN 001 580 696 as to 3/13 share, Play Fund Pty Ltd ACN 148 180 983 as to 3/13 share and Neon Agamemnon Pty Limited ACN 140 790 629 ATF The Theophanous Family Trust as to 2/13 share
Mortgagor	Ahaha Land Pty Ltd ACN 626 228 493
Guarantor	Quang Chung Mai
Security	(i) First mortgage over 1225 – 1231 Mulgoa Road, Mulgoa NSW 2745, Certificate of Title Folio Identifier 3/11977. (ii) General Security Agreement over the assets and undertakings by the Debtor. (iii) Guarantee and Indemnity by the Guarantor.
Advance	\$1,300,000.00
Repayment Date	Twenty-Four (24) months from the Drawdown Date.
Interest	Higher Rate: 14.95% per annum Lower Rate: 9.95% per annum Capitalisation of Interest: In the event of the failure by the Debtor to make a payment of interest on any date which an interest payment is due or repay the Secured Money by the Repayment Date the Mortgagee may at its discretion at such time, or at any time thereafter whilst an interest payment or Secured Money remain outstanding incorporate the amount of any outstanding interest either in full or in part into the Secured Money which shall in turn bear interest from time to time.
Drawdown Date	The date the Advance is advanced to the Debtor.
Interest Payment Dates	First payment to be made on the Drawdown Date, on account of the period from the Drawdown Date to the next 14 th , plus 3 months' interest. Amount to be calculated on the Drawdown Date. Then, \$10,779.17 payable monthly in advance on the 15 th day of each subsequent month (if the Lower Rate applies).
Payable to	Bank: St George Account Name: Interim Finance Corporation Pty Ltd BSB: 112-879 Account Number: 4416-04150 Reference: AHA33-F01
Early Repayment	Refer to Clause 4 of the Mortgage.
Assessment Fee	\$28,600.00 payable on the Drawdown Date
Line Fee	0.00% per month
Special Conditions	Conditions contained in NSW Memorandum AK698935.