



LOT RESERVATION AGREEMENT

LOT 46



SCHEDULE**DEVELOPER**

RIVER'S RUN GREENFIELD RELEASE 3 PTY LTD
(ACN 635 671 555)
of 88 Hawthorn Grove, Hawthorn VIC 3122

LOT HOLDER

DANNY YANG ATF YANG SUPERANNUATION FUND
16 Armin Street, Scoresby, Victoria 3179

PROPERTY

Lot 46 on the Concept Plans annexed hereto and marked
"Annexure A", being part of the land more particularly
described in Certificate of Title Volume **9724 Folio 874**.

**PROPERTY
ADDRESS**

The land together with any improvements known
as Lot 46, RIVER'S RUN
91-95 VERE COURT, DEANSIDE VIC 3336

(380 m²)

PRICE

\$260,000

("the Price") inclusive of GST

RESERVATION FEE

\$130,000

inclusive of GST and payable as
follows:

- | | |
|--------------|-------------------------|
| 1. \$2,000 | paid on signing hereof; |
| 2. \$128,000 | on or before: 7 days |
| 3. \$130,000 | on or before: TITLE |

COMMENCEMENT DATE

is the date of this Agreement, namely

the 13th day of MARCH 2020

THIS LOT RESERVATION AGREEMENT made on the 13th day of March 2020

BETWEEN:

RIVER'S RUN GREENFIELD RELEASE 3 PTY LTD
(ACN 635 671 555)

a company duly incorporated in accordance with the Corporations Act
 of 88 Hawthorn Grove, Hawthorn in the State of Victoria

("Developer")

AND

The party named as the Lot Contributor in the Schedule

("Lot Holder")

RECITALS

- A. The Developer has acquired an interest in the Land for the purposes of residential development largely in accordance with the Concept Plan.
- B. The Lot Holder has agreed to pay the Reservation Fee in respect of the Property in consideration for the Developer reserving the Property for the Lot Holder and agreeing to grant an Option to the Lot Holder to purchase the Property for the Price.
- C. The Developer will develop the Property for commercial gain.
- D. The parties have agreed to execute this Agreement so as to record and govern the respective rights and obligations of the parties in respect of the Reservation.

THE PARTIES AGREE as follows:

1. DEFINITION & INTERPRETATION

1.1 Definitions

In this Agreement, including the recitals, unless the context otherwise requires, the following terms shall have the following meanings:


"**Agreement**" means this Agreement, including the Special Conditions and the schedules, as amended from time to time, save that in the event of inconsistency between the body of this Agreement and the Special Conditions, the Special Conditions shall prevail;

"**Commencement Date**" means the date of this Agreement or such other date as agreed to by the parties;

"**Concept Plans**" means the plans, drawings and specifications annexed hereto and marked "Annexure A" based on which the works associated with the Project are to be constructed or carried out;

EXECUTED AS AN AGREEMENT

EXECUTED by)
RIVER'S RUN GREENFIELD RELEASE 3 PTY LTD)
(ACN 635 671 555))
In accordance with section 127 of the)
Corporations Act 2001:)



Signature of Director_____
Signature of Director

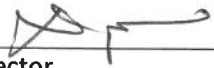
Name of Director
(BLOCK LETTERS)_____
Name of Director
(BLOCK LETTERS)

EXECUTED by)

)

)

)

in accordance with section 127 of the)
Corporations Act 2001:

Signature of Director_____
Signature of Director*DANNY YARB*

Name of Director
(BLOCK LETTERS)_____
Name of Director
(BLOCK LETTERS)

SIGNED SEALED AND DELIVERED)

by)

)

in the presence of)

)

Witness_____
Name of Witness

SIGNED SEALED AND DELIVERED)

by)

)

in the presence of)

)

Witness_____
Name of Witness

* Delete as applicable

ANNEXURE A
CONCEPT PLAN - OVERVIEW

