

Business Finance Agreement

Metro Inner North QLD Commercial
Banking
Level 12 260 Queen Street
Brisbane QLD 4000Telephone 0419 238 182
Facsimile 07 3227 2266
Our Ref: 101048761
Your Ref: 12111798To: Two Little Indians Pty Ltd ACN 101 489 552 As Trustee For the
Investment Fund
The Directors
Two Little Indians Pty Ltd
16 Crichton Street
Yeerongpilly QLD 4105

21 June 2010

FINANCE DETAILS

Page 2

Dear Sir/Madam,

Thank you for the opportunity to discuss your finance requirements. I am pleased to advise that your request for finance has been approved. Full details regarding your Facilities are detailed in the attached Business Finance Agreement.

Would you kindly sign and return the duplicate Business Finance Agreement to accept this finance offer.

We appreciate the opportunity to provide your finance on this occasion and look forward to being of assistance to you in the future.

If you have any questions about any aspect of your finance or the attached documentation, please do not hesitate to contact me.

ADDITIONAL ATTACHMENTS

Yours sincerely,

Craig Gibbons
Relationship Manager
0419 238 182

General Conditions Booklet version 3, dated 03/2003 (the "booklet")
This booklet contains terms and conditions that apply to all borrowers.

For definitions of terms used in this letter please refer to your booklet.

This Agreement only applies to the Facilities listed in the attached Finance Details.

Finance Details

Business Finance Agreement

Borrower's Name: Two Little Indians Superannuation Fund As Trustee For the Two Little Indians Superannuation Fund Date: 21 June 2010

To: Two Little Indians Pty Ltd ACN 101 489 552 As Trustee For the Two Little Indians Superannuation Fund

We are pleased to offer finance as detailed in the following sections and attachments to this letter:

• FINANCE DETAILS	This schedule details the Facilities, including the finance amount, term, repayment arrangements, interest rate and fees payable.	Page 2
• DETAILS OF FEES & CHARGES	This schedule displays details of the fees and charges payable, and how they are calculated.	Page 7
• TERMS OF FINANCE OFFER	These are terms specific to your finance arrangements.	Page 9
• ACKNOWLEDGEMENT & ACCEPTANCE	This section must be signed and returned to accept this finance offer.	Page 14

• **ADDITIONAL ATTACHMENTS**

Product Schedules

These contain information specific to certain types of Facilities. If all of the details you need to know about a Facility are contained in the Finance Details, that Facility will not have a separate Product Schedule. The attached Product Schedules relevant to your Facilities are:

- **Bank Bill Business Loan**

General Conditions Booklet version 3, dated 03/2003 (the "booklet")

This booklet contains terms and conditions that apply to all borrowers.

For definitions of terms used in this letter please refer to your booklet.

This Agreement only applies to the Facilities listed in the attached Finance Details.

Finance Details

Borrower's Name	Two Little Indians Pty Ltd ACN 101 489 552 As Trustee For the Two Little Indians Superannuation Fund
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Facility A	Bank Bill Business Loan		
Purpose	To assist with purchase of commercial investment property.		
Existing Limit	\$	Nil	
Change in Limit	\$	+585,000.00	
Resultant Limit	\$	585,000.00	

Interest Details			
Base Rate % p.a.	5.40	Base Rate Name	Bank Bill Business Rate
Margin Rate % p.a.	2.30	Interest Type & Term (if applicable)	Variable
Resultant Rate % p.a.	7.70	Interest Period	90 days
		Interest Charge Frequency	Monthly

Payment Details			
Finance Term	10 years. To expire 06/2020.		
Payment Amount	Variable	Payment Frequency	Monthly
Payment Type	Interest Only & Fees.		
Facility Fee(s)			
Facility Fee Type	Loan Service Fee	Amount & Accrual Cycle	\$35.00 per month
Facility Fee Type	Line Fee	Amount & Accrual Cycle	0% p.a

The following specific conditions apply to this Borrower's Facilities:-

Specific Conditions for Loans to Self Managed Superannuation Funds

1. Additional definitions

In these Specific Conditions:

Guarantor means Victoria Blair Garrett and James Phillip Greville.

Property Trustee means Little Indians Pty Ltd ACN 143 508 874.

Purchased Property means 4/604-610 Stanley Street, Woolloongabba Qld 4102.

Superannuation Fund means the Two Little Indians Superannuation Fund.

Superannuation Trustee means Two Little Indians Pty Ltd ACN 101 489 552, the trustee of the Superannuation Fund.

2. Background

This loan is made in accordance with the provisions of section 67(4A) of the SIS Act which permits a regulated superannuation fund to borrow money provided:

The Facilities for this Borrower will be secured by the following:-	
Status	Details
Offered	\$585,000.00 Limited Guarantee and Indemnity by James Phillip Greville and Victoria Blair Garrett.
Offered	Mortgage by Little Indians Pty Ltd ACN 101 489 552 as trustee for the Little Indians Property Trust over the legal interest in 4/604-610 Stanley Street Woolloongabba QLD 4102.
Offered	Charge by Two Little Indians Pty Ltd ACN 101 489 552 as trustee for the Two Little Indians Superannuation Fund over the beneficial interest in 4/604-610 Stanley Street Woolloongabba QLD 4102.

Are there any specific requirements I should be aware of when purchasing a Queensland property?

After settlement of your property purchase there may be a delay before we can lodge your transfer documents for registration. You (or your solicitor) should take steps to protect your interest in the property during this period.

If the loan is more than \$250,000 or you are doing your own conveyancing, then:

I. if no certificate of title will be available at settlement, you must lodge either:

- a settlement notice; or
- a purchaser's caveat,

on the title between 7 and 14 days before the anticipated date of settlement;

II. you must provide a copy of the settlement notice or the purchaser's caveat to us before settlement, together with proof that it has been lodged at the land registry office (for example, a cashier's lodgement summary report or your solicitor's written confirmation of lodgement and of the dealing number);

III. where a caveat is lodged, you must provide a duly signed Withdrawal of Caveat to us at settlement.