

## 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: 12111798

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.

## TERMS OF FINANCE OFFER

Page 9

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

## ACCEPTANCE

Page 14

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,

## 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:

Craig Gibbons  
Relationship Manager  
0419 238 182

## 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.



## Business Finance Agreement

Borrower's Name: Two Little Indians Superannuation Fund As Trustee For the Two Little Indians Superannuation Fund

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**

Page 2

This schedule details the Facilities, including the finance amount, term, repayment arrangements, interest rate and fees payable.

- DETAILS OF FEES & CHARGES**

Page 7

This schedule displays details of the fees and charges payable, and how they are calculated.

- TERMS OF FINANCE OFFER**

Page 9

These are terms specific to your finance arrangements.

- ACKNOWLEDGEMENT & ACCEPTANCE**

Page 14

This section must be signed and returned to accept this finance offer.

- ADDITIONAL ATTACHMENTS**

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The attached Product Schedules relevant to your Facilities are:

- Bank Bill Business Loan**

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## Finance Details

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

<b>Interest Details</b>			
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

<b>Payment Details</b>			
Finance Term	10 years. To expire 06/2020.		
Payment Amount	Variable	Payment Frequency	Monthly
Payment Type	Interest Only & Fees.		

<b>Facility Fee(s)</b>			
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.

If the Facilities or Securities are complicated in nature, we may instruct our solicitors to prepare the Securities. If so, you will have to pay their costs and disbursements. An estimate of the amount payable will be provided to you on request.

If you increase, extend or vary a Facility, additional fees and charges may apply.

**What happens if the Agreement does not proceed?**

- You will be responsible for payment of any legal fees and disbursements incurred up to that time; and
- You may be required to pay, or we may keep (or debit any of your accounts with) any other fees and charges incurred, which would have been payable under the Agreement.