

CONTRACT OF SALE

FOR RESALE OF

Whitsunday Apartment CA101

OF

SHARE GROUP 840,001- 981,000

IN

**Whitsunday Apartments Hamilton Island West Ltd
ACN 010 254 216**

BY

**KSAMJ INVESTMENTS PTY LTD TRUSTEE UNDER INSTRUMENT
717601810**

TO

ROUSLAN SABIRZIANOV

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PARTIES	The person described as Seller in the Schedule
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RECITALS:

- IT IS AGREED**

1.1 In this Contract unless the context otherwise indicates:-

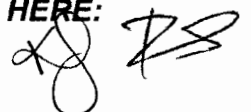
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contained in the inventory annexed to this Contract (if applicable);

- (7) "Contract" means this Contract of Sale;
- (8) "Deposit" means the sum specified in the Schedule;
- (9) "Perpetual Country Lease" means the lease described in the Schedule;
- (10) "Property" means the shares and Sub-sub-lease and the Chattels if any described in the schedule;
- (11) "Purchase price" means the sum specified in the Schedule;
- (12) "Buyer" means the person described in the Schedule and includes the executors, administrators and successors of the Buyer and when two or more persons are so identified:-
 - (a) "Buyer" is a reference to each of them severally as well as to any two or more of them jointly; and
 - (b) the obligations and agreements on the part of the Buyer contained or implied in this Contract shall bind them jointly and each of them severally;
- (13) "Settlement Date" means the date specified in the Schedule;
- (14) "Shares" means the shares described in the Schedule;
- (15) "Seller" means the person described in the Schedule and includes the executors, administrators and successors of the share Seller and when two or more persons are so identified:-
 - (a) "Share Seller" is a reference to each of them severally as well as to any two or more of them jointly; and;
 - (b) the obligations and agreements on the part of the Seller contained or implied in this Contract shall bind them jointly and each of them severally;
- (16) "Deposit Holder" means the Seller's solicitors or the Agent
- (17) "Sub-lease" means the Sub-lease described in the Schedule;
- (18) "Sub-Sub-lease" means the Sub-sub-lease described in the Schedule; and

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(19) "Sub-leased Land" means the land the subject of the Sub-lease.

1.2 A reference to:-

- (1) any statute or statutory provision includes all consolidations, re-enactments and substitutions all as amended from time to time and the regulations, by-laws and orders for the time being in force thereunder;
- (2) a person includes a corporation, partnership, incorporated association body corporate, unincorporated body, instrumentality of the Crown and any statutory, public or local authority;
- (3) a corporation, a subsidiary or a related body corporate has the same meaning as in the Corporations Law;
- (4) a business day means a day on which savings banks are open for business in the place in which the event is to occur;
- (5) more than one document, asset, matter or thing is a reference to each one or more of the documents, assets, matters or things;
- (6) writing and cognate expressions include all means of reproducing words in a tangible and permanently visible form; and
- (7) any documents or agreement (including this Contract) includes a reference to such document or agreement as amended, notated, supplemented or replaced from time to time.

1.3 A word importing:-

- (1) the singular includes the plural and vice versa;
- (2) any gender includes all other genders.

1.4 Headings are inserted for guidance only and do not affect the content of any clauses. A reference to a clause, schedule or annexure is to be construed as a reference to a clause of and a schedule and annexure of this Contract.

1.5 Notwithstanding its place of execution this Contract is governed by the law of Queensland and the parties submit to the jurisdiction of the Courts of that State to determine any disputes.

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2. Sale of Property

- 2.1 The Seller will sell to the Buyer and the Buyer will purchase from the Seller the shares and the chattels free from encumbrance other than as notified in this Contract.

3. Purchase Price and Payment

- 3.1 The Purchase Price will be paid as provided in this clause.
- 3.2 The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it. If for any reason other than the default of the Buyer this Contract is not completed the deposit will be refunded to the Buyer.
- 3.3 If the deposit is not paid on the date it is due pursuant to this Contract or is paid by cheque which is not duly honoured on presentation the Buyer will immediately be in substantial breach of this Contract and the Sellers may forthwith terminate this Contract by notice in writing in that regard to the Buyer and declare the deposit forfeited. Whether or not the Seller terminates this Contract the Seller will be entitled forthwith to recover as a liquidated debt from the Buyer so much of the deposit as has not been paid by the Buyer.
- 3.4 The balance purchase price will be paid to the credit of the Seller in such manner as its solicitors direct, such payment to be made on the Settlement Date and in exchange for the documents mentioned in Clause 4.3.

4. Settlement

- 4.1 Settlement is to take place on the Settlement Date or such other date as may be mutually agreed upon.
- 4.2 The parties agree that settlement will be effected at a place to be nominated by the Seller's Solicitors and at such hour of the day between the hours of 9.00 a.m. and 5.00 p.m. as is nominated by the Seller's solicitors.
- 4.3 On the Settlement Date the Seller will deliver to the Buyer in exchange for the Balance Purchase Price and any other monies owing by the Buyer the following documents:-
- (1) a transfer of the shares in favour of the Buyer duly executed by the Seller;
 - (2) the Share Certificate for the shares which must be fully paid up and free from encumbrance;
 - (3) a transfer of the Sub-sub-lease duly executed by the Seller in favour of the Buyer free from encumbrances or adverse claims and endorsed with all

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necessary consents;

- (4) a copy of or if available the original of the quadruplicate of the Sub-sub-lease;
 - (5) all duly executed statutory declarations required by the Stamp Duties Office in connection with the transfer of the Sub-sub-lease; and
 - (6) releases of any mortgages over the sub-sub-lease or charges over the shares.
- 4.4 All rates, rents, taxes, levies and outgoings with respect to the Apartment will be the Seller's liability up to the Settlement Date, the same if necessary to be apportioned.
- 4.5 The Buyer will not be entitled to delay settlement if the relevant adjustments cannot be made at settlement provided a retention is made from the purchase price and appropriate undertakings are given for payment of the sums in question.

5. Failure by Buyer

- 5.1 If the Buyer fails to comply with the terms and/or conditions of sale set out in this Contract then (in addition to any other remedy available to the Seller) the Seller may:-
- (1) forfeit the deposit monies paid on account of the purchase price by the Buyer.
 - (2) without notice to the Buyer, cancel this Contract;
 - (3) sue the Buyer for breach of Contract;
 - (4) without notice to the Buyer resell the property by public auction or by private contract with power to vary or rescind any contract for sale and the deficiency in price on such resale and the expenses of and incidental to the present sale and such resale and any abortive attempt to resell together with all rates, taxes, rents and other outgoings accrued or due in respect of the property (or any part thereof) at the date of resale which were payable by the Buyer under the terms of this Contract will be recoverable as liquidated damages; or
 - (5) do all or any of the above things at the Seller's election.
- 5.2 The Buyer covenants and agrees to indemnify the Seller against any loss sustained as a result of the Buyer's default.

6. Interest on Late Payment of Balance Deposit and Purchase Price

- 6.1 Should there be any delay in payment on the due dates of the balance (if any) of the deposit and/or the Balance Purchase Price or any instalment thereof then without prejudice to any other rights of the Seller the Buyer will pay the Seller a sum in respect

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of liquidated damages equivalent to interest at the rate of 12% per annum on the monies so owing from the due date for payment thereof until payment has been made.

- 6.2 Any sum payable to the Seller pursuant to Clause 6.1 will be tendered by the Buyer upon settlement and the Sellers may (without prejudice to their other rights) treat failure to tender such monies as a default entitling the Sellers to rescind this Contract.

7. Seller's Covenants

- 7.1 The Seller covenants with the Buyer as follows:-

- (1) other than is disclosed by or provided for in this Contract or as is imposed or implied by law, the Seller has no knowledge of (or of circumstances which might give rise to) any prohibition or restriction on the use or enjoyment of the Apartment or of any encroachments or of any claim which might affect the Apartment or be recoverable from the Buyer; and
- (2) on settlement the Sub-sub-lease will be free from encumbrances or adverse claim.

- 7.2 The Seller further covenants with the Buyer that to the best of their knowledge and belief:-

- (1) that the Development Company is the registered Sub-lessee under the Sub-lease, free from all encumbrances other than is disclosed or provided for herein and other than Sub-sub-leases of apartments in the Building;
- (2) that the building is completely within the boundaries of the Sub-leased land;
- (3) that other than is disclosed by or provided for in this Contract or as is imposed or implied by law the Seller has no knowledge of (or of circumstances which might give rise to) any prohibition or restriction on the use or enjoyment of the Apartment or of any encroachments or of any claim which might affect the Apartment or be recoverable from the Buyer;
- (4) that the Seller will promptly pay as they fall due all rates rentals and taxes levied in respect of the Sub-sub-lease prior to the date of settlement or procure that the same are so paid;
- (5) that the Seller has full legal capacity to enter into this Contract and to complete this sale and that no consent from any other person or authority to this sale is required on the Seller's part other than as herein disclosed;
- (6) that there are no unsatisfied judgements, orders, decrees, or executions against

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the Seller; and

- (7) that no step has been taken by or against the Seller (if a corporation) and no circumstances exist which could lead to the winding up of the Seller or the appointment of an official manager a receiver or liquidator of the Seller and that no bankruptcy proceedings have been commenced against the Seller (if a natural person).

8. No Objections Etc.

- 8.1 The Buyer is not entitled to make objection or claim compensation or damages if it be found that:-

- (1) water, sewerage, drainage, gas electricity, telephone or any other service to any other land, building or apartment passes through or over the Sub-leased land or the Apartment; and
- (2) the Sub-leased land or the Apartment is situated within a beach erosion control district.

- 8.2 The Buyer waives any right whether at common law or otherwise, to issue to the Seller requisitions of any kind (whether requisitions on title or otherwise).

- 8.3 The Buyer is not entitled to make any objection requisitions or claim for compensation by reason of any alterations in the number, size, location or share group of any apartment in the Building (other than the shares or the Apartment) provided that the aggregate of issued shares in the Development Company is not varied.

- 8.4 No objection is to be taken or requisition raised by the Buyer if it is found that any boundary of the Sub-leased land is not fenced or that such boundary fence or wall is upon or within such boundary.

- 8.5 No objection is to be taken or requisition raised by the Buyer in respect of any necessary service easement affecting the Sub-leased land or the Apartment.

9. Costs

- 9.1 All stamp duty and registration fees relating to this contract, the transfer of the shares and the transfer of the Sub-sub-lease will be borne by the Buyer.

- 9.2 The Buyer will also pay all costs and outlays in connection with the obtaining of the Deed of Covenant as required by the Development Company and with obtaining all consents necessary in connection with the transfers and assignments as referred to in clause 13 together with any stamp duty payable thereon. The Buyer will not however be required to attend to the payment of monies that should have otherwise been paid

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by the Seller prior to the request for consent to the assignment that do not directly relate to costs associated with the assignment of the sub-sub-lease and transfer of shares.

- 9.3 The Buyer will also pay the costs and outlays of the Development Company's Accountants in connection with the transfer and issue of the new Share Certificate in the name of the Buyer.

10. Time

- 10.1 Time shall be in every respect of the essence of this Contract.

11. Notices

- 11.1 For the purpose of this Contract notices on behalf of the Seller or the Buyer may be given in writing by their solicitors by prepaid post addressed either to the party at the address shown in this Contract or their solicitors at their usual place of business and will be deemed to have been received on the day following the day on which it is posted whether or not it is in fact received by the party or its solicitors.

- 11.2 Notices may also be served in any other manner recognised by law.

12. No Merger

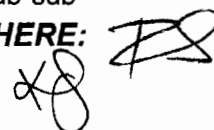
- 12.1 Notwithstanding the settlement of this sale and purchase and general or special conditions or any part to which effect is not given by or at the time of settlement and which is capable of taking effect after settlement will remain of and in full force and effect.

13. Consents

- 13.1 This Contract is subject to and conditional upon the following consents being obtained from the following parties prior to the Settlement Date:-

- (1) the consent of the Department of Environment & Resource Management to the transfer of the Sub-sub-lease;
- (2) the consent of Hamilton Island Enterprises Pty. Ltd. to the transfer of the Sub-sub-lease;
- (3) the consent of the Directors of the Development Company to the transfer of the Sub-sub-lease;
- (4) the consent of the directors of the Development Company to the transfer of the shares;
- (5) the consent of Westpac Bank (as Mortgagee) to the transfer of the Sub-sub-

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lease;

(6) the consent of Westpac Bank (as Chargee) to the transfer of the Sub-sub-lease.

13.2 Promptly after the execution of this Contract, the Sellers will take all necessary steps to obtain the consents mentioned in Clause 13.1. The Buyer acknowledges that the Development Company will require the execution of a Deed of Covenant in such terms as the Development Company's solicitors approve to evidence the Buyer's assumption from the Seller of all obligations under and pursuant to the Sub-sub-lease and the Buyer agrees to execute the same promptly on request.

13.3 The Buyer acknowledges that in order to obtain certain consents copies of the transfer of shares and transfer of Sub-sub-lease executed by the Seller and the Buyer need to be provided. The Buyer shall no later than ten (10) days after the date of this Contract submit such transfer documents to the Seller for execution.

13.4 The Seller and Buyer shall do promptly all such acts and things and execute all such documents as may be necessary to expedite the obtaining of consents required pursuant to this Clause 13.

14. Documents Examined and Accepted

14.1 The Buyer acknowledges that prior to entering into this Contract the Buyer examined copies of the undermentioned documents and that the Buyer accepts the terms and conditions of same and (where applicable) agrees to be bound by and comply with all such terms and conditions.

(1) Form of Sub-Sublease.

(2) Memorandum and Articles of Association of the Development Company containing the form of Sub-sub-lease.

(3) Current Rules and Regulations and Code of Conduct of Hamilton Island Resort.

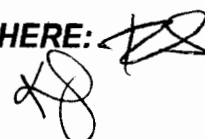
15. Acknowledgment

15.1 The Buyer acknowledges that the Buyer has not relied on any representations by or on behalf of the Seller, the Agent or any other person in or about entering into this Contract and the Buyer confirms that all representations made by and/or on behalf of the Sellers are set out in this Contract and the terms hereof constitute the only agreement between the Buyer and the Seller.

16. Apportionment

16.1 The parties agree that the purchase price will be apportioned in the manner set out in

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the Schedule.

17. Extension of Settlement Date

- 17.1 If on the Settlement Date as specified in the Schedule the Seller has not been able to procure all of the Consents described in Clause 13 not due to any default of the Seller the parties mutually agree that completion of this Contract shall be extended to that date which is seven (7) business days after the Seller provides written notice to the Buyer that the Consents have been obtained and settlement can proceed. This date shall then be and become the Settlement Date under this Contract.
- 17.2 If the consents have not been obtained within 90 days of the date of this contract then either party may elect to cancel this contract and any costs incurred in obtaining consents already obtained shall be borne by the Seller unless the Buyer has not co-operated or caused any delay in obtaining the consents in which case the costs incurred in obtaining the consents already obtained shall be borne by the Buyer.

18. Appointment of Agent

- 18.1 The Seller acknowledges that the Agent is to be paid its commission and is entitled to be paid upon the settlement of this sale. The Deposit Holder is authorised to pay the Agent its commission from the Deposit and in the event that the Deposit is insufficient then, both parties to this Contract authorise their respective solicitors to pay all of or the balance of the Agent's commission from the proceeds of settlement and it is further agreed that the authority contained in this clause is irrevocable and cannot be withdrawn without the Agent's consent.

19. Electrical Safety Switch & Smoke Alarm

- 19.1 The Seller gives notice to the Buyer that an Approved Safety Switch (that is, a residual current device defined in the *Electricity Act 1994*) for the General Purpose Socket Outlet (that is, an electrical socket outlet defined in the *Electricity Act 1994*) is installed in the apartment.
- 19.2 The Seller gives notice to the Buyer that Compliant Smoke Alarms are installed in the apartment.

20. GST

- 20.1 Definitions, words and phrases defined in The New Tax System (Goods and Services Tax) Act 1999 ("GST Act") have the same meanings in this Contract unless the context indicates otherwise.
- 20.2 This transaction is not a taxable supply as it is the supply of shares and an interest in the Sub-sublease which relates to residential property. The parties acknowledge no GST is payable on the transaction and agree that the Purchase Price includes any **GST**

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that may become payable on the supply to the Buyer.

21. Finance

- 21.1 If the finance details have been completed in the schedule the parties agree this contract is subject to and conditional upon the Buyer obtaining approval of a loan sufficient to enable the Buyer to complete the Contract from a Bank or Building Society by the date nominated in the schedule (the "Approval Date") on terms satisfactory to the Buyer. The Buyer must by the Approval Date give the Seller notice that approval of a loan has not been obtained or that this condition is either satisfied or waived.
- 21.2 In the event that the Buyer does not comply with this clause within the time period stipulated then, the Seller may terminate this Contract by notice in writing to the Buyer.

22. Building and Pest Inspection

- 22.1 If the Building and Pest Inspection details have been completed in the schedule the parties agree this contract is subject to and conditional upon the Buyer obtaining a satisfactory building and/or pest inspection report by the date nominated in the schedule (the "Inspection Date") which are satisfactory to the Buyer acting reasonably. The Buyer must by the Inspection Date give notice to the Seller that satisfactory reports have not been obtained or that this condition is either satisfied or waived.
- 22.2 In the event that the Buyer does not comply with this clause within the time period stipulated then this clause will be deemed to be satisfied.

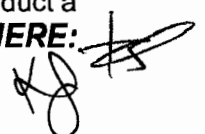
23. Signing of a Facsimile and or E-mail of a Contract

- 23.1 The parties acknowledge and agree that prior to the signing of this Contract both the Seller and the Buyer agreed that either facsimile transmission or e-mail could be used as a mode of communication between the parties and their Agents.
- 23.2 This Contract may be entered into by and becomes binding on the parties named in the Contract upon one party signing the Contract that has been signed by the other (or a photocopy or facsimile of that Contract) and transmitting a facsimile of it to the other or to the other party's Agent or Solicitor.
- 23.3 This Contract may be executed in any separate number of counterparts, which when executed shall together be deemed to constitute the one and the same instrument. It is agreed that delivery of a counterpart of the Contract bearing a facsimile of a signature rather than an original signature shall be deemed to bind the party whose signature is so represented.

24 Right to Conduct Search of Records of Body Corporate Company

- 24.1 This Contract is subject to and conditional upon the Buyer having the right to conduct a

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search of the records of the Company and satisfying himself, herself or itself in relation to the records and financial position of the Company and if the Buyer is not so satisfied, then the Buyer may terminate this Contract by notice in writing to the Seller at any time before 5:00pm on that day which is fourteen (14) days from the date of this Contract.

- 24.2 The Seller authorises the Buyer and/or the Buyer's solicitors to conduct a search of the records of the Company and if required, the Seller will provide to the Buyer a written authority to conduct the search signed by a person having the capacity to provide such an authority which may include the Seller or the Seller's representative.

25. Pool Safety

- 25.1 Is there a pool on the property or on adjacent property used in association with the property?

☒ Yes
☐ No *Clause 25.4 does not apply*

- 25.2 If the answer to 25.1 is Yes, is there a Pool Safety Certificate for the pool at the time of contract?

☒ Yes *Clause 26.5 applies*
☐ No *Clause 26.4 applies*

- 25.3 If the answer to 25.2 is No, has a Notice of no pool safety certificate been given prior to contract?

☐ Yes
☐ No

25.4

- (1) This clause applies if :
 (a) there is a pool on the property and the answer to 25.2 is No or 25.2 is not completed; and
 (b) this Contract was not formed on a sale by auction.
 (2) If the answer to 25.3 is No, a Notice of No Safety Certificate annexed to this Contract has been provided to the Buyer prior to execution of this Contract.
 (3) the Buyer elects to proceed to settlement notwithstanding that there is no Pool Safety Certificate.
 (4) For the purpose of this Clause "formed on a sale by auction" means formed on sale by auction –
 (a) directly on the fall of the hammer, by outcry; or
 (b) directly at the end of another similar type of competition for purchase.

- 25.5 If the answer to 25.2 is Yes, a copy of the current Pool Safety Certificate annexed to this Contract has been provided to the Buyer prior to execution of this Contract.

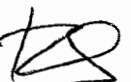

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26.0 Inventory List

- 26.1 The Property shall include the goods and chattels contained in the attached inventory which is marked with "Inventory" and title shall pass to the Buyer from the Seller at completion and further, the Buyer acknowledges that the goods and chattels are acquired on an "as is where is" basis at the date of this Contract and the risk of damage being occasioned to the goods and Chattels shall pass to the Buyer upon the signing of this Contract and the Buyer will be entitled to make no claim or objection in relation to the physical condition of the goods and chattels at or following completion.

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SCHEDULE**Particulars**

1. **SELLER:** KSAMJ Investments Pty Ltd Trustee under Instrument 717601810
Address: PO Box 489, SWANSEA, NSW 2281
Mobile: 0431 984 877
Email: ksmall@ntlas.com.au

SELLER SOLICITOR:

Address: Mortimore & Associates - Cathie Peters
Phone: (07) 5510 3337
Email: Cathie@mortimore.com.au

2. **BUYER:** Rouslan Sabirzianov
Address: PO Box 164, HAMILTON ISLAND, QLD 4803
Mobile: 0491 106 246
Email: rsabirzianov@hamiltonisland.com.au

BUYER SOLICITOR:

Address:
Phone:
Email:

3. Apartment: Whitsunday Apartment CA101
Lot: CA101 on Crown Plan HR1781
County of HERBERT Parish of WHITSUNDAY
Title Reference: 42000090

4. PRICE

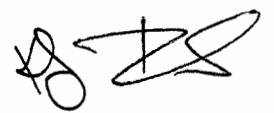
Deposit Holder: Hamilton Island Property Sales Pty Ltd
Deposit Holder's Trust Account: Hamilton Island Real Estate
Bank: Westpac Banking Corporation
BSB: 034 202
Account no. 10 0048

Purchase Price: \$ 475,000.00
Deposit: \$ ~~47,500.00~~
\$ 23,750.00



- Balance Deposit : \$Nil
5. Building: Known as Whitsunday Apartments West
6. The Development Company: Whitsunday Apartments Hamilton Island West Limited
7. Settlement Date: Settlement shall take place on the date which is the later of:-
- (i) 60 days from the date of the Contract or;
 - (ii) seven business days after the conditions referred to in Clause 13 of this Contract have been fulfilled or as provided in Clause 17.1 herein.
8. Perpetual Country Lease: Perpetual Country Lease 2803 being described as Lot 8 situated in the County of Herbert Parish of Whitsunday District of Bowen as shown on Crown Plan 861993 containing 660.268 hectares, Title Reference 17660077.
9. Shares: 141,000 shares in the capital of the Development Company being Share Group numbered 840,001 to 981,000 (both inclusive).
10. Sub-lease: Sub-Lease 602816719
11. Sub-sub-lease: Sub-sub-lease 602816870
12. Apportionment:
- | | |
|-----------|---------------|
| Shares | \$ 470,000.00 |
| Sub-Lease | \$ 1.00 |
| Chattels | \$ 4,999.00 |
| | ----- |
| | \$ 475,000.00 |
| | ===== |
13. Finance Amount: Sufficient to complete
Financier: At the Buyer's choice
Finance Date: 21 Days from Date of this Contract
14. Building and Pest Inspector: Buyers Choice
Inspection Date: ~~Nil~~ 21 Days from Date of this Contract

EXECUTED on the date set out at the commencement of the Contract.

Reuter

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Witness

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Witness

HAMILTON ISLAND
REAL ESTATE

INVENTORY

Property: WHA CA101

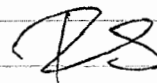
Date: 2/08/2019

Quantity	Item:
HALLWAY	
1	Framed wall map
HALLWAY CUPBOARD	
1	Ironing board
1	Mop and bucket
1	Broom
1	Laundry basket
1	Dustpan and brush
DINING	
1	Round timber dining table
4	Dining chairs
3	Bar stools
1	Canvas print
LOUNGE	
1	Timber TV entertainment unit
1	Flat screen TV
1	DVD player with remote control
2	2-seater modular sofa
Assorted	Throw cushions
1	Timber coffee table
1	Single armchair
1	Canvas print
1	Table lamp
1	Floor lamp
3	Faux plants
3	Candles
1	Scent diffuser
1	Cube foot stool
KITCHEN	
1	Stainless steel fridge
1	Free standing stainless steel over with gas cooktop
1	Range hood
1	Electric kettle
1	2-slice toaster
1	Chopping board
1	Microwave
1	Dish drying rack
Assorted	Saucepans & Frypans
2	Casserole dish

Seller:



Purchaser:



HAMILTON ISLAND
REAL ESTATE

Assorted	Cooking utensils
Assorted	Cutlery
Assorted	Plates and bowls
Assorted	Cups and saucers
Assorted	Glassware
1	Serving bowl
1	Serving platter
BALCONY	
1	Round outdoor dining table
4	Outdoor dining chairs
2	Adjustable sun loungers
1	Outdoor side table
MASTER	
1	King bed
2	Built in bedside tables
2	Sconce lights
1	Valance
1	Canvas print
Assorted	Cushions
2	Pillows
1	Built in day bed
1	Small flat screen TV with remote control
1	Safe
1	Table lamp
3	Candles
Assorted	Coat hangers
1	Scent diffuser
BATHROOM	
1	Wall mounted hair dryer
1	Small bin
1	Toilet brush
3	Faux plants
1	Scent diffuser
1	Soap dispenser

Seller:



Purchaser:

