

THIS DEED made on 30 / 10 / 2021

BETWEEN: Hudsonlin Investment Pty Ltd ACN 149 783 853 of 40 North West Arm Road,
GYMEA NSW 2227
("Property Trustee")

AND: Richard Neil Hudson of 40 North West Arm Road, GYMEA NSW 2227
Xiu Li Lin of 40 North West Arm Road, GYMEA NSW 2227
as trustee(s) for the The Ocean SuperFund ("**Borrower**")

AND: Richard Neil Hudson of 40 North West Arm Road, GYMEA NSW 2227
Xiu Li Lin of 40 North West Arm Road, GYMEA NSW 2227
and the Property Trustee ("**Guarantor(s)**")

RECITALS:

- (a) Secure Funding Pty Ltd ABN 25 081 982 872 ("**Lender**") has made or will make a loan to the Borrower ("**Loan**").
- (b) The security for repayment of the Loan includes a guarantee by the Property Trustee supported by a mortgage ("**Mortgage**") granted by the Property Trustee over the property located at 52 Serpentine Road, KIRRAWEE NSW 2232 ("**Purchased Property**").
- (c) The Guarantor has guaranteed and indemnified or intends to guarantee and indemnify the Lender in respect of the Loan ("**Guarantee**").
- (d) The Guarantor has agreed to limit its right to indemnity against the Borrower to the Purchased Property.

THIS DEED WITNESSES:

1. Limited Recourse

Despite any other provision of any document or any right conferred by law or statute, the Guarantor's rights against the Borrower in respect of any payment, cost, expense or anything else arising from or relating to the Guarantee are limited to the Purchased Property. For example, if the Guarantor pays any money to the Lender in response to a demand for payment by the Lender, the Guarantor will only be entitled to recourse against the Purchased Property and will not be entitled to claim any amount back from any other assets of the Borrower.

2. Contribution by Guarantor

Despite any other provision of any document or any right conferred by law or statute, if under the Guarantee the Guarantor makes any payment (in cash or in kind – for example as a result of any security provided by the Guarantor being sold by the mortgagee), the Property Trustee will not transfer the Purchased Property to the Borrower unless and until the Guarantor has been repaid the amount of that payment.

3. Interpretation

In this document unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) words denoting any gender include all genders;
- (c) reference to a person includes any other entity recognised by law and vice versa;
- (d) an agreement, representation or warranty on the part of two or more persons binds them jointly and severally; and
- (e) an agreement, representation or warranty on the part of two or more persons is for the benefit of them jointly and severally.

EXECUTED as a deed

BORROWER:

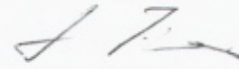
Signed, sealed and delivered by **Richard Neil Hudson** in its capacity as Borrower in the presence of:



Richard Neil Hudson

30/10/2021

Date



Signature of Witness

30/10/2021

Date

JIE HE

Name of Witness (please print)

507/64 Charlotte St Campsie

Address of Witness (please print) NSW 2194

Signed, sealed and delivered by **Xiu Li Lin** in its capacity as:



Xiu Li Lin

30/10/2021

Date



Signature of Witness

30/10/2021

Date

JIE HE

Name of Witness (please print)

507/64 Charlotte St Campsie

Address of Witness (please print) NSW 2194

PROPERTY TRUSTEE:

Signed, sealed and delivered by **Hudsonlin Investment Pty Ltd** in its capacity as Property Trustee and Guarantor:



Signature of Director

30/10/2021

Date

XIU LI LIN

Name of Director
(BLOCK LETTERS)



Signature of Director/Secretary

30/10/2021

Date

RICHARD NEIL HUDSON

Name of Director/Secretary
(BLOCK LETTERS)

GUARANTORS:

Signed, sealed and delivered by **Richard Neil Hudson** in their capacity as Guarantor in the presence of:



Richard Neil Hudson

30/10/2021

Date



Signature of Witness

30/10/2021

Date

JIE HE

Name of Witness (please print)

507/64 Charlotte St Campsie

Address of Witness (please print) NSW 2194

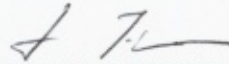
Signed, sealed and delivered by **Xiu Li Lin** in their capacity as Guarantor in the presence of:



Xiu Li Lin

30/10/2021

Date



Signature of Witness

30/10/2021

Date

JIE HE

Name of Witness (please print)

507/64 Charlotte St Campsie

Address of Witness (please print) NSW 2194