

NUGENT WALLMAN & CARTER, SOLICITORS & ATTORNEYS

PRINCIPAL: JAMES BARTON CARTER
BA, LL.B. (QLD) LL.M (LONDON)

Liability limited by a scheme approved
under Professional Standards Legislation

Our Ref: JBC:CS: 43887

NWC SOLICITORS PTY LTD
(ACN 624 768 823)

P O BOX 571, EDGECLIFF NSW 2027
TEL: (02) 9327 8300
FAX: (02) 8569 2318

10 September 2021

The Director
R C Lloyd Pty Limited ATF R C Lloyd Superannuation Fund
4/50 Hampden Avenue
Wahroonga NSW 2076

Dear Ms Lloyd,

**Re: R C Lloyd Pty Limited ATF R C Lloyd Superannuation Fund & Ors 1st Mortgage from UPG
35 Pty Ltd**
**Re: Security Property: 93 Hambledon Road, 102 Alex Avenue, Nazarene Crescent and
Jerralong Drive, Schofields**

We refer to the above matter

As you are aware the above mortgage which your company contributed \$820,000.00 is due for repayment on 19 September 2021 (you had previously agreed to extend the mortgage for 1 month from 19 August 2021 to 19 September 2021).

We have been informed by your mortgage broker, Mr George Koovousis of South Western Financial Services that your company has agreed to:

1. The borrower's request for the lenders to agree to extend the mortgage for a further term of 6 months until 19 March 2022 on the following terms:
 - a. Reduce interest rate by 1% per annum so the Higher Rate of Interest is reduced from 14%p.a. to 13%p.a. and the Lower Rate of Interest is reduced from 11%p.a. to 10%p.a.; and
 - b. The mortgagor pays one month additional interest for early repayment only if the loan is repaid within the first 3 months of the term.

Otherwise the terms and conditions of the mortgage for the extended term remains the same as the existing mortgage.

To document the extension, we enclose the variation of mortgage for you to sign and return.

Please sign the variation of mortgage where indicated.

Please return the original signed variation of mortgage to our office with the enclosed self-addressed express post envelope.

2. Increase your company's loan contribution in the mortgage from \$820,000.00 to \$920,000.00.

As your company is increasing its loan contribution by taking over 100/7372 share of the mortgage (\$100,000.00) from a retiring mortgagee, Gary Redman, who does not wish to

extend the term of the mortgage, please transfer \$100,000.00 increase contribution to the retiring mortgagee's bank account:


Name: Gary Redman
BSB: 732 270
A/C: 515 155
Reference: 93 Hambleton Lloyd

Please ensure that the money is in the retiring mortgagee's bank account by Friday, 17 September 2021 (as 19 September 2021 is a Sunday).

Please send us the remittance advice for our file records.

Thank you.

Yours faithfully

 YEN TSAI

Clare Seeto
Solicitor