

EPITOME OF MORTGAGE

1.	Loan Date	17 May 2022
2.	Loan Repayment Date	17 May 2023
3.	Principal	\$170,000 (One Hundred Seventy Thousand dollars).
4.	Lower Rate	9.9% pa
5.	Higher Rate	15.49% pa
6.	Interest Payable	Interest for the term of the Loan is to be pre-paid at the Lower Rate and deducted from the Principal on the Loan Date. Thereafter, interest is payable monthly in advance on and from the Loan Repayment Date.
7.	Additional Interest Upon Early Repayment	<p>The Parties acknowledge and agree that the Loan has a minimum term of three (3) months (Minimum Term) and the minimum interest payable is three (3) months (Minimum Interest). Notwithstanding the Principal being paid in part or full within the Minimum Term, the Debtor is not entitled to a reimbursement of that part of the pre-paid interest referred to in item 6 of this Schedule which forms the Minimum Interest, on a pro rata or any basis.</p> <p>The parties acknowledge and agree that if the Principal is repaid in part or full after the Minimum Term but prior to the Loan Repayment Date, the Debtor must pay the Lender one (1) months additional interest, being a genuine pre-estimate of liquidated damages, provided that this does not exceed the total interest payable for the term of the Loan.</p>
8.	Lender/s	Otta International Pty Ltd ACN 002 393 535 ATF Otta International Superannuation Fund
9.	Borrower/s	EK One Investments Pty Ltd ACN 652 447 160
10.	Guarantor/s	Efi Kremetis
11.	Special Conditions	<p>(a) The Debtor pledges second registered mortgage over the whole of the land contained in Folio Identifier 1/126924 being the land situated at 6 Sir John Young Crescent, Woolloomooloo, NSW 2011 to the Lender as security for the loan.</p> <p>(b) If the Debtor wishes to increase the term of the loan for a further twelve 12 months, the Debtor must submit to the Lender a request in writing no</p>

		later than the eleventh (11th) monthly anniversary of the Loan Date. The Lender may accept or reject the request to roll over the loan at its sole discretion and subject to any conditions or fees the Lender may impose.
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INTEREST PAYMENTS

Interest of \$16,830 has been prepaid in advance at the Lower Rate for the term of the loan and deducted from the Principal on the Loan Date.

If an event of default occurs, the Borrower will need to pay the difference between the Lower Rate and Higher Rate for the interest payments in question.

Interest breakdown

Lower Rate - \$1,402.50 per month

Higher Rate - \$2,194.42 per month

Payment Details	Account name	Otta International Pty Ltd ATF Otta International Pty Ltd Superannuation Fund
	BSB	062 000
	Account number	1185 6118
	Reference	EK One

BRANSGROVES LAWYERS
Solicitor for Mortgagee