

DEED OF ASSIGNMENT

BETWEEN

ANRUS NOMINEES PTY LTD

AND

RUSSELL BALMER and ANNE BALMER as trustees for the BALMER

SUPERANNUATION FUND

EVERDEN & ASSOCIATES

Ridgehaven Chambers
1269a North East Road,
RIDGEHAVEN SA 5097
Telephone 8395 0777
Facsimile 8395 0778

THIS DEED OF ASSIGNMENT is made on the 29th day of June 2007

BETWEEN: (1) ANRUS NOMINEES PTY LTD ACN 082130336 of PO Box 44 St Agnes SA 5097 (called "the Vendor"); and

(2) RUSSELL BALMER and ANN PATRICIA BALMER both of PO Box 44

St Agnes SA 5097 as trustees of the Balmer Superannuation Fund
ACN 19 040 549 865 ©
(called "the Purchaser").

RECITALS

- A. The Vendor is registered as the proprietor of a lease in fee simple in the whole of the land comprised in Certificates of Titles Register Book Volume 5030 Folios 129 and 130 (called "the Land").
- B. The Land is subject to the lease or tenancy described in Part 1 of the Appendix (called "the Lease").
- C. The Vendor has agreed to sell a one half share in the Land to the Purchaser pursuant to a Memorandum of Transfer dated 29th June 2007.
- D. The Vendor has agreed to assign a one half interest in the Lease to the Purchaser as and from the date of this Deed.

Rev/NotID/PRA Bundle No.	124054781
Orig/Copy	1 copies
Consideration/Value/Security:	\$ Nil
SA Proportion (if applicable):	\$ Nil
Int:	\$
LD:	\$
LTG Fees:	\$
Date:	9/7/10

OPERATIVE PROVISIONS

1. In consideration of the transfer of a one half interest in the Land and for no other monetary or other consideration the Vendor assigns to the Purchaser as and from 29th June 2007 and the Purchaser accepts such assignment from the Vendor one half of the Vendor's right title interest and estate under and pursuant to the Lease including (without limiting the foregoing) the benefit of all the rights powers privileges and remedies of the Vendor under the Lease and the burden of the obligations terms and conditions to be observed and performed by the

Vendor under the Lease with the intent that each of the Vendor and the Purchaser share the said rights and obligations in equal shares.


2. The Purchaser covenants and agrees with the Vendor:

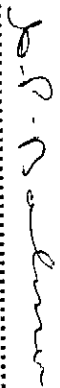
- 2.1 to observe perform and keep the Purchaser's one half share of the obligations terms and conditions contained in or implied by the Lease on the Vendor's part to be observed performed and kept; and
- 2.2 indemnify the Vendor against all costs claims demands expenses liabilities and damages which the Vendor may be put to or may suffer or otherwise be liable for arising out of or in any way as a result of the failure by the Purchaser to observe perform and keep the Purchaser's one half share of the terms and conditions contained in or implied by the Lease from and after the date of this Deed

3. The Vendor will give notice of this Assignment to any lessee tenant licensee occupier guarantor or other party to the Lease if the Purchaser shall require the Vendor to do so.


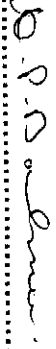
EXECUTED AS A DEED.

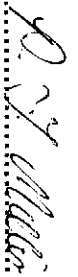
EXECUTED by
ANKRUS NOMINEES PTY LTD
pursuant to the Corporations Law
and in the presence of:)
)
)

x) 
.....
Director

x) 
.....
Secretary

SIGNED SEALED and DELIVERED)
)
)
by the said RUSSELL BALMER)
)
and ANNE BALMER in the presence of:)

x) 
.....
x) 
.....

x) 
.....

THE APPENDIX

PART 1

THE LEASE

Lease of Units 3 and 4 (being Certificates of Title Volume 5030 Folios 129 and 130) to Gregory Michael Williams commencing 6 August 2001 for a period of five (5) years as extended pursuant to a right of renewal for a further period of five (5) years expiring 4th August 2011. The use of the property is Medical Surgery.