

JASPRIZZA CONSULTING GROUP PTY LTD
(“Security Custodian”)

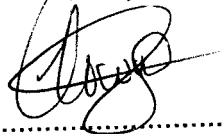
AND

Nicholas Albert Jasprizza-Quinn
David Mark Jasprizza Quinn
Courtney Robert Jasprizza Quinn
Elle Bridgette Jasprizza-Quinn

In their capacity as Trustees of the Team Quinn Superfund
(“Borrower”)

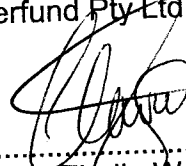
CUSTODIAN TRUST DEED

I certify this to be a true & correct copy
of the original. Representative of
Esuperfund Pty Ltd. AFSL No. 340762



.....
Lee Chin Elodie Wong Tien Hing

I certify this to be a true & correct copy
of the original. Representative of
Esuperfund Pty Ltd. AFSL No. 340762



.....
Lee Chin Elodie Wong Tien Hing

THIS DEED is made on 18 September 2015

1. PARTIES

1.1 JASPRIZZA CONSULTING GROUP PTY LTD - 608313588
26 Pelsart St, RED HILL, ACT, 2603 ("Security Custodian")

1.2 Nicholas Albert Jasprizza-Quinn
David Mark Jasprizza Quinn
Courtney Robert Jasprizza Quinn
Elle Bridgette Jasprizza-Quinn

Fund's Address: 26 Pelsart St, RED HILL, ACT, 2603

In their capacity as Trustees of the Team Quinn Superfund ("Borrower")

RECITALS

The Borrower proposes to borrow funds under a loan agreement with Perpetual Limited to fund the acquisition of a property (the "property") by the Security Custodian on the Borrower's behalf and Security Custodian proposes to mortgage the Property to Perpetual Limited (the "Mortgage").

NOW IT IS AGREED as follows:

2. DECLARATION OF TRUST

The Security Custodian:

- 2.1 **HEREBY ACKNOWLEDGES AND AGREES** that it will acquire and hold the Property being the whole land in Certificate of Title Volume: 557 Folio: 77 Situated at: 1 WAMBAYA CRESCENT, WARAMANGA, ACT, 2611 on trust for the Borrower subject to the Mortgage; and
- 2.2 **HEREBY UNDERTAKES after the Mortgage is discharged on being directed to do so by the Borrower to transfer legal title to the Property to the Borrower or as the Borrower otherwise directs.**

3. TRANSFER OF PROPERTY

- 3.1 Subject to clause 3.2 the Security Custodian must deal with the Property as directed by the Borrower from time to time and the Security Custodian must immediately transfer legal title to the Property to the Borrower if so directed by the Borrower.
- 3.2 The Borrower **HEREBY AGREES** that it will not direct the Security Custodian to transfer legal title to the Property to the Borrower until such time as:
- (a) the Borrower has satisfied all of its obligations with respect to the repayment of the loan taken out by the Borrower in respect of the purchase of the Property; and
 - (b) the Property is not subject to any charge including a mortgage, lien or other encumbrance.

4. POWER OF APPOINTMENT

The power to appoint a new security custodian or remove an existing security custodian of these presents is vested in the Borrower.

5. MISCELLANEOUS

5.1 Further action

Each party must do all things necessary to give full effect to this deed and the transactions contemplated by this deed.

5.2 Governing Law and jurisdiction

- (a) This deed is governed by the laws of ACT
- (b) Each party irrevocably submits to the non-exclusive jurisdiction of ACT
- (c) Each party irrevocably waives any objection to the venue of any legal process on the basis that the process has been brought in an inconvenient forum.

5.3 Duties, costs and expenses

- (a) The Borrower must pay any stamp duty payable in respect of the execution, delivery and performance of this deed.
- (b) The Borrower must pay all costs, including those incurred by the Security Custodian in respect of the negotiation, preparation, execution, delivery and registration of this deed.

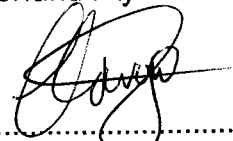
5.4 Successors

A reference to a party in this deed includes a reference to that party's executors, administrators, successors, legal personal representatives, substitutes and assigns.

5.5 Counterparts

This deed may be executed in any number of counterparts and all such counterparts taken together constitute one and the same instrument. An executed counterpart may be delivered by facsimile.

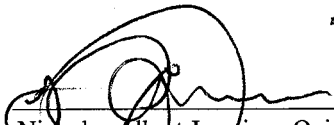
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.....
Lee Chin Elodie Wong Tien Hing

EXECUTED as a deed

EXECUTED by the Security Custodian
JASPRIZZA CONSULTING GROUP PTY LTD - ACN (608313588)
in accordance with s127 of the Corporations Act by:

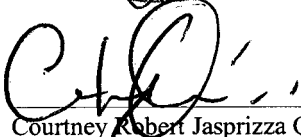


Nicholas Albert Jasprizza-Quinn
Director



David Mark Jasprizza Quinn
Director

 **SIGN
HERE**



Courtney Robert Jasprizza Quinn
Director

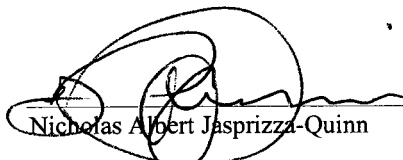


Elle Bridgette Jasprizza-Quinn
Director

 **SIGN
HERE**


SIGNED by the Borrowers

Nicholas Albert Jasprizza-Quinn
David Mark Jasprizza Quinn
Courtney Robert Jasprizza Quinn
Elle Bridgette Jasprizza-Quinn
as Trustee for Team Quinn Superfund
in the presence of:




Nicholas Albert Jasprizza-Quinn

 **SIGN
HERE**



Witness Signature




David Mark Jasprizza Quinn

 **SIGN
HERE**

DINC KANISKAN

Full Name of Witness



Courtney Robert Jasprizza Quinn

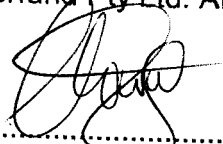
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Elle Bridgette Jasprizza-Quinn

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