

**LOAN AGREEMENT**

**DEED** dated 25 March 2020

**BETWEEN** **AD BROWN SMSF Pty Ltd (ABN 64 602 542 194) atf AD Brown Retirement Fund**  
Of 19 Campbell Place, Merrylands NSW 2160  
**As Lender**

**AND** **U Money Australia Pty Ltd**  
**(ACN 159 776 888) ('U Money')**  
Of 238 DARLING STREET BALMAIN NSW 2041  
**As Borrower**

**RECITALS**

- A. The Borrower is in the business of property development and wishes to borrow \$250,000.00. from the Lender for a development project at 8 Eileen Street, Hadfield VIC 3046.
- B. The Lender has agreed at the request of the Borrower to provide a loan to the Borrower in the sum of \$250,000.00
- C. The Lender and the Borrower have agreed to enter into this agreement to set out the terms and conditions of the loan facility.

**IT IS AGREED AS FOLLOWS:**

- 1. In consideration of the lender making s loan of \$250,000.00 ('Loan') to the Borrower on 31 March 2020, the Borrower agrees to pay the lender on or before 31 March 2022 the principal amount of \$250,000.00 and an interest component of \$25,00.00 p.a.
- 2. Notwithstanding anything contained elsewhere int his Deed, the whole of the loan shall become repayable immediately, and the full amount of interest charged, on the happening of any one or more of the following events without the necessity for any notice or demand:
  - (i) If default be made by the borrower in the due and punctual payment of the principal amount and interest on or before 31 March 2022
  - (ii) If default be made by the Borrower in the observance or performance of any of its covenants or obligations contained herein; and


The image shows two handwritten signatures in black ink. The signature on the left is a stylized, somewhat abstract scribble. The signature on the right is more legible, appearing to be the initials 'AB'.

- (iii) If the Borrower makes any arrangements with creditors, is placed into administration or becomes insolvent.
3. The repayment of the principal amount and interest is to be made by the Borrower to the Lender as the Lender directs in writing.
4. The Borrower represents and warrants to the Lender that:
- (i) It is registered as a company under the corporations Act 2001.
  - (ii) It has full power and authority under its constitution to enter into this agreement and to do all things required by this agreement
  - (iii) It is not default or payment plan under any deed, agreement or other document, or obligation to which it is a party, or by which is bound, or in respect of any financial commitment or obligation which default or difficulty is reasonably likely to adversely affect the ability of the Borrower to comply with its obligations under this agreement;
  - (iv) It is not aware of any litigation or administrative or other proceedings that have been initiated or threatened against the Borrower or any of the Borrower's assets which would or might have a material adverse effect upon the business, assets or financial condition of the Borrower
5. The proper Law of this agreement shall be the Law of the State of New South Wales.




**EXECUTED AS A DEED**

Executed by **AD SMSF PTY LTD (ACN 622  
325 204)** in accordance with s.127  
Corporations Act 2001

)  
)   
) \_\_\_\_\_  
Alan David Brown – Sole Director

Executed by **U MONEY AUSTRALIA PTY LTD  
(ACN 159 776 888)** in  
Accordance with s.127 Corporations Act 2001

)  
)   
) \_\_\_\_\_  
Paul Giezekamp – Sole Director