

DECLARATION OF TRUST

CHRIS HALL FAMILY SUPER PROPERTIES PTY LTD

ACN 136 636 416

("Security Trustee")

AND

CHRIS HALL & ASSOCIATES PTY LTD ACN 058 506 942

AS TRUSTEE FOR

CHRIS HALL FAMILY SUPERANNUATION FUND

("Beneficiary")

MORROWS LEGAL PTY LTD

ABN 44 114 947 063

Lawyers

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DECLARATION OF TRUST

This Declaration of Trust is made on 26TH MAY 2009

BY CHRIS HALL FAMILY SUPER PROPERTIES PTY LTD ACN 136 636 416
(the Security Trustee)

WHEREAS

- A. The Beneficiary advanced money to the Security Trustee for the purposes of purchasing the Trust Property; and
- B. The Security Trustee acquired the Trust Property as the apparent purchaser upon trust for the Beneficiary.

WHEREBY IT IS DECLARED

- 1 The Security Trustee will hold the Trust Property as a trustee on the terms of this Declaration on a separate trust for the Beneficiary solely.
- 2 The Security Trustee undertakes to the Beneficiary that it will:
 - (a) Transfer, deal or otherwise dispose of the Trust property as the Beneficiary may direct and not otherwise; and
 - (b) Enter any mortgage in respect of the Trust Property as the Beneficiary may direct; and
 - (c) Recognise the right of the Beneficiary to any income or other distributions and will account to the Beneficiary for all income or other distributions paid or made from time to time in respect of the Trust Property; and
 - (d) Deliver promptly or procure the transfer on demand to the Beneficiary legal title to the Trust Property including all necessary documentation and if required a transfer of the Trust Property in blank signed by the Security Trustee as transferor which the Security Trustee authorises the Beneficiary to complete.
- 3 The Beneficiary is presently entitled to the Income.
- 4 The trust under this Declaration will terminate upon the Security Trustee ceasing to hold legal title to the Trust Property.

5 This Declaration is governed by the law in force in Queensland.

6 In this Declaration:

Beneficiary means CHRIS HALL & ASSOCIATES PTY LTD ACN 058 506 942 as trustee for the CHRIS HALL FAMILY SUPERANNUATION FUND;

Income means all distributions which may be received in respect of the Trust Property in an income year.

Property means land described as Lot 1 on RP 154522 County of Stanley, Parish of Enoggera and known as 41 Park Road, Milton, Queensland.

Trust Property means, in relation to the Beneficiary:

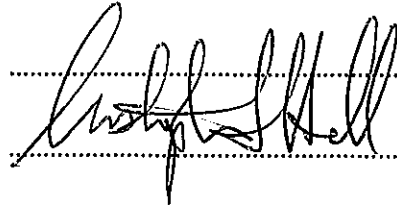
- (a) The Property and rights transferred to or held by the Security Trustee in respect of the Beneficiary;
- (b) All income or other property arising from the Property referred to in paragraph (a) of this definition; and
- (c) An accretion conferred on the Security Trustee in respect of the property referred to in paragraphs (a) and (b) of this definition.

7 Any reference in this Declaration, unless the context requires otherwise, to:

- (a) words indicating the singular include the plural and vice versa;
- (b) a thing includes any part of that thing;
- (c) any of the parties by their defined terms includes that party's executors, administrators or permitted assignus, or being a company, its successors or permitted assignus;
- (d) words importing one gender include every gender;
- (e) where a word or phrase is defined, its other grammatical forms have a corresponding meaning;
- (f) a reference to a party, clause, paragraph, schedule or annexure is a reference to a party, clause, paragraph, schedule or annexure to or of this Declaration;
- (g) a reference to this Declaration includes any schedules or annexures;
- (h) the recitals to this Declaration are adopted as and form part of this Declaration;
- (i) a reference to any agreement includes a reference to that agreement as amended, novated, supplemented, varied or replaced from time to time;
- (j) no rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of this Declaration or any part of it; and
- (k) a reference to any act of a company includes an act performed in general meeting or on the company's behalf by its directors, officers, employees, share registrars, accountants, solicitors or agents.

EXECUTED AS A DECLARATION

EXECUTED by **CHRIS HALL FAMILY SUPER
PROPERTIES PTY LTD ACN 136 636 416** in
accordance with section 127 of the *Corporations Act
2001*:

 Director
..... Director/Secretary