

ITEMS SCHEDULE

NOTE 1

A Contract Date: The 20th day of FEBRUARY 2014
month year

B Vendor's Agent: **SOLD WITHOUT THE INTERVENTION OF AN AGENT**
Address:

A.B.N. No: Email Address:
Licence No. Facsimile: Phone:

C Vendor/s: **KARRADON PTY LTD A.C.N. 010361083 atf METAL APPAREL
SUPERANNUATION FUND**
Address: **4/4 COMBARTON STREET BRENDAL 4500**

A.B.N. No: Email Address:
Facsimile: Phone:

D Vendor's Solicitor:
Address:
A.B.N. No: Email Address:
Facsimile: Phone:

E Purchaser/s: **DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902 atf ONE
FOUR COMBARTON TRUST**
Address: **3 BELAH COURT ALBANY CREEK 4035**

A.B.N. No: Email Address:
Facsimile: Phone:

F Purchaser's Solicitor: **HOY & McCORMACK**
Address: **PO BOX 104 CURRUMBIN**
A.B.N. No: Email Address: **office@hoymack.com**
Facsimile: **0755981916** Phone: **0755981166**

CLAUSE
1.1(y)

G Stakeholder: **HOY & McCORMACK SOLICITORS**
Phone:

H PARTICULARS OF LAND SOLD:
Address: **1/4 COMBARTON STREET, BRENDAL 4500**

NOTE 2
(SEE
WARN-
ING)

Present Use (if any): **COMMERCIAL**
Description: **LOT 1 ON SP 135158**

County: **WARNER** Parish: **STANLEY**
Title Reference: **50331016**
Area: **203sqm** (more or less)
Type of Holding: **FREEHOLD** Lease No:
Local Government: **Pine Rivers**

NOTE 3

I IMPROVEMENTS INCLUDED IN SALE:

NOTE 4

Nature of Buildings: **COMMERCIAL WAREHOUSE & OFFICE SPACE**
Unless excluded below the Purchase Price includes all partitions, stoves, hot water systems,
wall-to-wall floor coverings, drapes and tracks, blinds, light fittings, clothes lines, hoists, fixed
television or satellite antennae or dishes, in-ground shrubs and all fixtures as inspected by the
Purchaser.
Exclusions:

ITEMS SCHEDULE

J OTHER CHATELS INCLUDED IN SALE:

(Attach inventory if insufficient space)

K THE LAND IS SOLD AS:

(Cross out that which does not apply)

Freehold

(subject to the reservations exceptions and conditions in the deed of grant)

Leasehold

(subject to the conditions of the Crown leasehold title)

L ENCUMBRANCES:

(If the Property is sold free from Encumbrances, insert "Nil". If the Property is sold subject to Encumbrances they must be specifically described in this Item.)

NOTE 5

M LEASES AND SERVICE CONTRACTS:

See Lease Schedule and Service Contract Schedule

N PURCHASE PRICE: \$ 265000.00

CLAUSE 3

O DEPOSIT:

\$ NIL

CLAUSE 11
& NOTE 6

P DEFAULT INTEREST:

% simple interest per annum.

CLAUSE
25.3

Q DATE FOR COMPLETION: The 10th

day of March

2014

month

year

CLAUSE
25.1 & 25.2

R CITY OR TOWN FOR COMPLETION: GOLD COAST

FINANCE

SUBJECT TO FINANCE:

IF THIS CONTRACT IS SUBJECT TO FINANCE THEN ITEMS S, T AND U MUST BE COMPLETED IN EVERY RESPECT AND ITEM V MUST BE DELETED AND INITIALLED.

NOTE 7
CLAUSE 31

NOT SUBJECT TO FINANCE:

IF THIS CONTRACT IS NOT TO BE SUBJECT TO FINANCE THEN ITEMS S, T AND U MUST BE DELETED AND INITIALLED AND ITEM V SHALL APPLY.

S LENDER OR CLASS OF LENDER:

T THE APPROVAL DATE:

The 3rd

day of March

2014

month

year

U AMOUNT OF LOAN:

\$ 95,000.00

V THIS CONTRACT IS NOT SUBJECT TO FINANCE AND CLAUSE 31 OF THE STANDARD COMMERCIAL CONDITIONS DOES NOT APPLY.

ITEMS SCHEDULE

GST

GOODS AND SERVICES TAX - WARNING

Marking the GST Items in the Items Schedule may have significant consequences for the Vendor and Purchaser. The Vendor and Purchaser should seek professional advice about completion of the GST Items and not rely on the Vendor's agent to complete the GST Items.

Notes to Completion:

- A. Only 1 box in the selected Item must be marked.
- B. If the Yes box in Item GST 1 is marked:
 - > Items GST2 and GST3 must not be marked;
 - > despite any markings of Items GST2 and GST3, clauses 34.4, 34.5 and 34.6 do not apply.
- C. If the Yes box in Item GST2 is marked:
 - > Item GST1 and GST3 must not be marked;
 - > despite any marking of Items GST1 and GST3, clauses 34.4, 34.5 and 34.7 do not apply.

GST1

Going Concern:

Warning: There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this Item.

Is this a sale of a Going Concern? Yes ☒

If yes, clause 34.7 (If the Supply is a Going Concern) applies.

Otherwise clause 34.7 (If the Supply is a Going Concern) does not apply.

If the Yes box is marked, do not complete Items GST2 and GST3.

GST2

Margin Scheme:

Is the Margin Scheme to apply to the sale of the Property? Yes ☐

If yes, clause 34.6 (Margin Scheme) applies.

Otherwise clause 34.6 (Margin Scheme) does not apply.

The Vendor must not apply the Margin Scheme to the Supply of the Property if clause 34.6 does not apply.

If the Yes box is marked, do not complete Items GST1 and GST3.

GST3

Inclusive or Exclusive Purchase Price:

(Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes.)

Mark 1 box only

Does the Purchase Price include GST? Yes ☐ If Yes, clause 34.4 (Purchase Price Includes GST) applies.

No ☐ If No, clause 34.5 (Purchase Price Does Not Include GST) applies.

If neither box is marked or if both boxes are marked, clause 34.4 (Purchase Price Includes GST) applies.

LEASE SCHEDULE*

See Clause 32 of Standard Commercial Conditions

PROPERTY ADDRESS

1/4 COMBARTON STREET, BRENDALD QLD 4500

LEASE 1

NAME OF TENANT: Karradon Pty Ltd ABN 62 010 361 083 t/as M.A.R.S

USE:

LOCATION/TENANCY NO: 1

AREA OF TENANCY (m2 approx.): 168sqm

CURRENT RENTAL PER ANNUM: \$14,880.00

CURRENT LEASE COMMENCEMENT DATE: 1.07.2013

CURRENT LEASE TERM: 3 YEARS

REMAINING OPTION/S:	Option 1	Term	3	years
	Option 2	Term		years
	Option 3	Term		years
TENANT CARPARK:	No. Nil	Rate \$		per annum/month†

LEASE 2

NAME OF TENANT: Not Applicable

USE:

LOCATION/TENANCY NO:

AREA OF TENANCY (m2 approx.):

CURRENT RENTAL PER ANNUM:

CURRENT LEASE COMMENCEMENT DATE:

CURRENT LEASE TERM:

REMAINING OPTION/S:	Option 1	Term		years
	Option 2	Term		years
	Option 3	Term		years
TENANT CARPARK:	No.	Rate \$		per annum/month†

* Attach further Schedule if insufficient space.

†Strike out as required.

SERVICE CONTRACT SCHEDULE*

See Clause 32 of Standard Commercial Conditions

PROPERTY ADDRESS

CONTRACT 1

SERVICE CONTRACTOR:

SERVICE PERFORMED:

COST: \$ per annum/quarter/month†

CONTRACT 2

SERVICE CONTRACTOR:

SERVICE PERFORMED:

COST: \$ per annum/quarter/month†

CONTRACT 3

SERVICE CONTRACTOR:

SERVICE PERFORMED:

COST: \$ per annum/quarter/month†

CONTRACT 4

SERVICE CONTRACTOR:

SERVICE PERFORMED:

COST: \$ per annum/quarter/month†

CONTRACT 5

SERVICE CONTRACTOR:

SERVICE PERFORMED:

COST: \$ per annum/quarter/month†

*Attach further Schedule if insufficient space.

†Strike out as required

SPECIAL CONDITIONS

SPECIAL CONDITIONS

DG Pappin Properties Pty Ltd (ACN 168 135 902) is acting as security trustee for One Four Combarton Trust since this property is being purchased in accordance with Section 71 of the SIS Act. DZ & GJ Pappin Superfund will hold a beneficial interest in the asset held by DG Pappin Properties Pty Ltd ATF One Four Combarton Trust for the purpose of satisfying the legislative requirements (SIS Act) in relation to the borrowed amount of \$95,000.00.

The approval by The Real Estate Institute of Queensland Limited does not extend to any alterations to the printed text of the Standard Commercial Conditions or to any Special Conditions of this Contract. The Standard Commercial Conditions may need to be added to or varied by inserting specifically prepared Special Conditions in this Contract. If the printed text of the Standard Commercial Conditions is altered, or Special Conditions are included, it is recommended that the Vendor and the Purchaser consult their respective legal advisers prior to signing this Contract.

<div style="border-bottom: 1px dashed black; margin-bottom: 5px; text-align: center;"> Witness </div> <div style="border-bottom: 1px dashed black; margin-bottom: 10px; text-align: center;"> Witness </div>	<div style="border-bottom: 1px dashed black; margin-bottom: 5px; text-align: center;"> KARRADON PTY LTD DIRECTOR Vendor </div> <div style="border-bottom: 1px dashed black; margin-bottom: 10px; text-align: center;"> Purchaser </div>
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STAKEHOLDER'S ACKNOWLEDGMENT

NOTE 8 The Stakeholder acknowledges having received \$ N/A as the Deposit or on account of the Deposit and agrees to hold that amount and any balance of the Deposit when received as stakeholder for the parties as provided in this Contract.

Stakeholder	Licence No.
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This form was approved by The Real Estate Institute of Queensland Limited on April 2001

This form was approved by the Queensland Law Society Incorporated April 2001

ANNEXURE "A"

1. In this mortgage:

"the Debtor" means the person or company named as such in the schedule below;

"the Secured Moneys" means all moneys that are, or at any time in the future become, payable by the Debtor to the Mortgagee under a written agreement, entitled Loan Agreement, made today between the Mortgagee as lender and the Debtor as borrower for a loan from the Mortgagee to the Debtor.

2. This mortgage secures to the Mortgagee the payment of the Secured Moneys by the Debtor to the Mortgagee.
3. The Mortgagor is not, and shall not be, personally liable to pay any of the Secured Moneys to the Mortgagee.
4. The Mortgagor is not, and shall not be, personally liable to the Mortgagee in respect of any matter under this mortgage.
5. The Mortgagee may enforce this mortgage as a security for the Secured Moneys if the Debtor defaults in its obligations to pay the Secured Moneys to the Mortgagee and, for that purpose, shall have all the powers conferred on a mortgage by the laws of the State/Territory.
6. Until the Secured Moneys have been paid in full the Mortgagee shall be entitled to possession of the certificate of title in respect of the mortgaged property, and the Mortgagor shall not deal with the mortgaged property in any way without the consent of the Mortgagee except to rent out the property on commercial terms.

Schedule

Debtor: Damien Zane Pappin and Gretta Janine Pappin as trustees for DZ & GJ Pappin Superfund of 3 Belah Court, Albany Creek, Queensland

State/Territory: Queensland

SPECIAL CONDITIONS

SPECIAL CONDITIONS

~~DG Pappin Properties Pty Ltd~~

DG Pappin Properties Pty Ltd (A.C.N 168135902)
IS ACTING AS SECURITY TRUSTEE FOR ONE FOUR COMBARTON
TRUST, SINCE THIS PROPERTY IS BEING PURCHASED.

IN ACCORDANCE WITH SECTION 71 OF THE S.I.S ACT, AND

~~DG OZ & GJ Pappin Superannuation Fund~~

beneficial ~~an~~ interest in the asset held by DG Pappin
Properties Pty Ltd ATF ONE FOUR COMBARTON TRUST.
for the purpose of satisfying the legislative
requirements (SIS Act) in relation to the borrowed ~~amount~~ ^{Amount}

The approval by The Real Estate Institute of Queensland Limited does not extend to any alterations to the printed text of the Standard Commercial Conditions or to any Special Conditions of this Contract. The Standard Commercial Conditions may need to be added to or varied by inserting specifically prepared Special Conditions in this Contract. If the printed text of the Standard Commercial Conditions is altered, or Special Conditions are included, it is recommended that the Vendor and the Purchaser consult their respective legal advisers prior to signing this Contract.

\$95m

Witness

KARRADON PTY LTD Vendor
ATF METAL
APHAEL SUPERANNUATION FUND

Witness

DG PAPPIN PROPERTIES PTY LTD Purchaser
ATF ONE FOUR COMBARTON TRUST

STAKEHOLDER'S ACKNOWLEDGMENT

NOTE 8 The Stakeholder acknowledges having received \$ — as the Deposit or on account of the Deposit and agrees to hold that amount and any balance of the Deposit when received as stakeholder for the parties as provided in this Contract.

N/A.


Stakeholder

Licence No.

This annexure is executed on the date set out on the first page of this mortgage

by the **Mortgagor:**

DG PAPPIN PROPERTIES PTY LTD
(A.C.N. 168 135 902) in accordance with
section 127 of the Corporations Act (Cth):



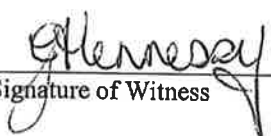
Damien Zane Pappin - Director

Gretta Janine Pappin - Director

and

by the **Mortgagee:**


DAMIEN ZANE PAPPIN AND
GRETTA JANINE PAPPIN
In the presence of:



Signature of Witness

GERALYN MARGARET HENNESSY

Name of Witness



Damien Zane Pappin

Gretta Janine Pappin

Peterson Valuation Services Pty Ltd

Combarton Street.

PRPP0006



32057211

**REPORT AND VALUATION
DATED 16th OCTOBER 2013
REPORT AND VALUATION
MODERN TILT SLAB INDUSTRIAL UNIT
SITUATED AT
1/4 COMBARTON STREET, BRENDAL**

Real Estate Valuers

Office: 7 Highbridge Cct, Carseldine, Qld, 4034. Associate Australian Valuers and Land Economists (Valuers Division)
Registered Valuer No. 1083 QLD.
Peterson Valuation Services Pty Ltd ACN 099 996 068 ABN 13 099 996 068

16. VALUATION STATEMENT

The market value of the property situated at 1/4 Combarton Street, Brendale is assessed as at 16th October 2013 at:

\$265,000
(Two Hundred and Sixty Five Thousand Dollars)

PETERSON VALUATION SERVICES
Real Estate Valuers



Phillip R. Peterson
Registered Valuer No. 1083 (Qld)

PROPERTY ADDRESS: 1/4 COMBARTON STREET, BRENDAL, QLD, 4500
FILE REFERENCE: 1013418

Peterson Valuation Services Real Estate Valuers

COPY

Sent to May 11th 2014

**READ THIS BEFORE SIGNING A TITLES REGISTRY
FORM 1—TRANSFER OR FORM 2—MORTGAGE**

**IF YOU FAIL TO PROVIDE TO THE WITNESSING OFFICER ADEQUATE EVIDENCE OF YOUR ENTITLEMENT TO
SIGN THE FORM, THE WITNESSING OFFICER MAY DECLINE TO WITNESS YOUR SIGNATURE**

Note – This page is NOT part of the form and should NOT be lodged in the titles registry

Signing and witnessing of titles registry transfer or mortgage forms

A person who witnesses the signature of an individual on a titles registry form is required by law to take reasonable steps to ensure the person signing the form is entitled to do so.

If you take your transfer or mortgage form/s to a Justice of the Peace or Commissioner for Declarations (or other person qualified under Schedule 1 of the *Land Title Act 1994* to witness a titles registry form, such as a lawyer) to have your signature witnessed, you must provide to the satisfaction of the witness, the following—

1. proof of identity showing your photo and signature; and
2. supporting documentation that shows your name and property details, and helps to confirm you are entitled to sign the form/s.

1. Proof of identity documents

Proof of identity documents may include—

- driver licence; or
- passport.

2. Supporting documentation that helps to confirm you are entitled to sign the form/s

If you are **selling property** or are **only refinancing**, supporting documentation may include either—

- a local government current rates notice for the property, or
- a recently issued current title search statement for the property, or
- a recently issued registration confirmation statement for the property, or
- a current certificate of title (if one exists) for the property.

If you are a **purchaser** and/or **financing the purchase**, supporting documentation may include either—

- a copy of the contract of sale for the property; or
- official loan documentation from your lender; or
- a letter from a solicitor confirming you are entitled to sign the form.

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in DERM see the department's website.

1. Interest being transferred (if shares show as a fraction)
FEE SIMPLE

Lodger (Name, address, E-mail & phone number) Lodger Code
HOY & MCCORMACK
PO BOX 104
CURRUMBIN 4223
TELEPHONE : 55981166
GC207

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

2. Lot on Plan Description	County	Parish	Title Reference
LOT 1 ON SP 135158	STANLEY	WARNER	50331016

3. Transferor
KARRADON PTY LTD A.C.N. 010 361 083 AS TRUSTEE UNDER INSTRUMENT 710502918

4. Consideration
\$265,000.00

5. Transferee	Given names	Surname/Company name and number	(include tenancy if more than one)
		DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902 AS TRUSTEE	

6. **Transfer/Execution** The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6 on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6 on Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

.....
Witnessing Officer (signature, full name & qualification)

/ /
Execution Date

.....
Transferor's Signature

.....
Witnessing Officer (signature, full name & qualification)

/ /
Execution Date

.....
Transferor's Signature

.....
Witnessing Officer (signature, full name & qualification)

/ /
Execution Date

.....
*Transferee's or Solicitor's Signature

.....
Witnessing Officer (signature, full name & qualification)

/ /
Execution Date

.....
*Transferee's or Solicitor's Signature

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

(This form must accompany Land Registry Form 1 – Transfer when lodged in the Land Registry)

*Duties Act 2001, Land Valuation Act 2010, Land Tax Act 2010, Local Government Act 2009, Water Act 2000, Electrical Safety Act 2002, Fire and Rescue Service Act 1990
South-East Queensland Water (Distribution and Retail Restructuring) Act 2009***PART A – Transferee to complete**

Title reference [50331016]

Page 1 of 2

Electronic version – for completion before printing.

Where insufficient space in an item, use Form 20
(Enlarged Panel).

Mark appropriate [] with 'X'

Refer to guide for completion for further information.

Official use only**1. Transferee**(a) Given names & surname
or Company & ACN/ABN(b) Date of birth
(dd/mm/yyyy)(c) Residential or business address
after possession

DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902

3 BELAH COURT ALBANY CREEK 4035

(d) Contact details after possession

(i) Phone number (07) 3205 7211

(ii) Postal address - As above [X] OR complete address below(e) Name of trust - N/A [] OR complete - ONEFOUR COMBARTON TRUST

(f) Is transferee a foreign person / corporation?

N/A [] NO [X] YES []

➤ Attach completed Form 25
(Foreign Ownership Information)

(g) Does transferee ordinarily reside in Australia?

N/A [] NO [] YES [X]

2. Transaction

(a) Date of possession (dd/mm/yyyy) – 10/03/2014

➤ The date of possession is the actual date the transferee has legal control or ownership of the property. Usually, this is the date of settlement, or the date as agreed to by both parties.

(b) Date of settlement (dd/mm/yyyy) – 10/03/2014

➤ The date of settlement must be completed even where it is the same as the date of possession.

This form is comprised of two Parts -

- Part A – Transferee to complete
- Part B – Transferor to complete

BOTH parts must be submitted
with the Form 1 Transfer.

(This form must accompany Land Registry Form 1 – Transfer when lodged in the Land Registry)

PART B – Transferor to complete

Title reference [50331016] Page 2 of 2

Electronic version – for completion before printing.

Mark appropriate [] with 'X'

Where insufficient space in an item, use Form 20
(Enlarged Panel).

Refer to guide for completion for further information.

3. Transferor's residential or business address after settlement

4/4 COMBARTON STREET BRENDAL 4500

4. Details of sale price**(a) Property excluding water allocation**

Cash \$265,000.00
 Vendor terms \$
 Assumption of liabilities \$
 Other (specify above) \$

Total \$265,000.00**(b) Water allocation - N/A [X] OR complete below**

Cash \$
 Vendor terms \$
 Assumption of liabilities \$
 Other (specify above) \$

Total \$**5. Property details****(a) Land / Water allocation description****(b) Property address**

Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
1	SP135158	1/4	COMBARTON STREET	BRENDAL	4500

(c) Property transferred Includes**(d) Current land use****(e) Water allocation - N/A [X] OR complete below**

Plant & machinery	[]	Vacant land	[]
Livestock	[]	Dwelling	[]
Crops	[]	Multi-unit	[]
Existing right	[]	Flats	[]
Movable chattels	[]	Guest house /	[]
Water licence	[]	Private hotel	[]
Interim water allocation	[]	Farming	[]
	[]	Industrial	[]
Other (specify above)		Commercial	[X]

Other (specify above)

(i) Is water allocation unsupplemented?
 NO [] YES [] > complete (ii) below

(ii) Reference number of the water allocation
 dealing certificate - unsupplemented

(f) Safety switch

(i) Is an electrical safety switch installed? N/A [X] NO [] YES []
 (ii) Has transferee been informed in writing about its existence? N/A [X] NO [] YES []

(g) Smoke alarm

(i) Is a compliant smoke alarm/s installed? N/A [X] NO [] YES []
 (ii) Has transferee been informed in writing about its existence? N/A [X] NO [] YES []

6. Transaction information**(a) Has an agreement in writing for the transfer of dutiable property been entered into?**

NO [] YES [X] > If Yes, complete (b) below

(b) Date of written agreement (dd/mm/yyyy) -**(c) Are the transferor and transferee related or associated at the date of the transfer?**

NO [] YES [] > If Yes, complete (d) below

(d) State the degree of relationship or association and supply evidence of value to Office of State Revenue -

The Directors of the Transferor company are the parents of the Director of the Transferee company > See guide for completion

(e) Is the consideration less than the unencumbered value of the property included in this transaction?

NO [X] YES [] > See guide for completion

(f) Does this transaction form part of an arrangement that includes other dutiable transactions?

NO [X] YES [] > See guide for completion

SUMMARY FOR COMMERCIAL LEASE

LANDLORD DETAILS

Landlord Type SMSF
SMSF Name METAL APPAREL SUPERANNUATIONFUND
Company Name KARRADON PTY LTD
ACN ACN 010 361 083
Landlord Address UNIT 1/4 COMBARTON STREET, BRENDAL, QLD 4500 Australia

TENANT DETAILS

TENANT 1

Tenant Type Company
Tenant Name KARRADON PTY LTD T/AS M.A.R.S
Tenant ACN A.B.N 62 010 361 083
Tenant Address UNIT4/4COMBARTON STREET, BRENDAL, QLD 4500 AUSTRALIA

PREMISES DETAILS

Address Lot 1, SP 135158 Parish Warner, 4 COMBARTON STREET, BRENDAL QLD 4500 Australia
Area (Square Meters) 168

LEASE DETAILS

Start Date 1 July 2013
Lease Period Fixed
Finish Date 30/06/2016
Rent \$1,240.00
GST Amount is exclusive of GST
Bond 0.00
Review Market

RENEWAL DETAILS

Renewal of the Lease Yes
Renewal Period 3 YEARS
Renewal Terms One

ALLOCATION TABLE OF RATES AND TAXES; OUTGOINGS AND OPERATING EXPENSES

RATES, TAXES, OUTGOINGS AND OPERATING EXPENSES	PAID BY	
	TENANT	LANDLORD
Water Drainage and Sewerage Rates	✓	
Local Authority Rates	✓	
Land Tax		✓

Dealing Number



OFFICE USE ONLY

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Mortgagee's Australian Credit Licence (if any)

1. **Interest being mortgaged** (if share show fraction)
FEE SIMPLE

Lodger (Name, address, E-mail & phone number)

Lodger Code

2. Lot on Plan Description	County	Parish	Title Reference
LOT 1 ON SP135158	STANLEY	WARNER	50331016

3. **Mortgagor**
DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902

4. Mortgagee Given names	Surname/Company name and Number	(Include tenancy if more than one)
DAMIEN ZANE	PAPPIN	
GRETТА JANINE	PAPPIN	

5. **Description of debt or liability secured**
see attached schedule marked annexure 'A'

6. **Covenant/Execution.** The Mortgagor covenants with the Mortgagee in terms of: - *the attached schedule; *attached schedule and standard terms document no. _____; *standard terms document no. _____ and charges the estate or interest described in item 1 with the repayment/payment to the Mortgagee of all sums of money referred to in item 5.

* delete if not applicable

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each mortgagor and mortgagee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

WENDY ELAINE GILBERT (C.DEC.) 10/3/14
Witnessing Officer (signature, full name & qualification) Execution Date

Mortgagor's Signature

WENDY ELAINE GILBERT (C.DEC.) 10/3/14
Witnessing Officer (signature, full name & qualification) Execution Date

Mortgagor's Signature

WENDY ELAINE GILBERT (C.DEC.) 10/3/14
Witnessing Officer (signature, full name & qualification) Execution Date

Mortgagee's or Solicitor's Signature

WENDY ELAINE GILBERT (C.DEC.) 10/3/14
Witnessing Officer (signature, full name & qualification) Execution Date

Mortgagee's or Solicitor's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

*Note: A Solicitor is required to print full name if signing on behalf of the Mortgagee and no witness is required in this instance

SCHEDULE

Title Reference [50331016]

Annexure A

1. In this mortgage:

"the Debtor" means the person or company named as such in the schedule below;

"the Secured Moneys" means all moneys that are, or at any time in the future become, payable by the Debtor to the Mortgagee under a written agreement, entitled Loan Agreement, made today between the Mortgagee as lender and the Debtor as borrower for a loan from the Mortgagee to the Debtor.

2. This mortgage secures to the Mortgagee the payment of the Secured Moneys by the Debtor to the Mortgagee.

3. The Mortgagor us not, and shall not be, personally liable to the Mortgagee in respect of any matter under this mortgage.

4. The Mortgagor may enforce this mortgage as a security for the Secured Moneys if the Debtor defaults in its obligations to pay the Secured Moneys to the Mortgagee and, for that purpose, shall have all the powers conferred on a mortgage by the laws of the State/Territory.

5. Until the Secured Moneys have been paid in full the Mortgagee shall be entitled to possession of the certificate of title in respect of the mortgaged property, and the Mortgagor shall not deal with the mortgaged property in any way without the consent of the Mortgagee except to rent out the property on commercial terms.

Schedule


Debtor: Damien Zane Pappin and Gretta Janine Pappin as trustees for DZ & GJ Pappin Superfund of 3 Belah Court, Albany Creek, Queensland.

State/Territory: Queensland

This annexure is executed on the date set out on the first page of this mortgage.

By the Mortgagor:

DG PAPPIN PROPERTIES PTY LTD
ACN 168 135 902 in accordance with
Section 127 of the Corporations Act (Cth):


Damien Zane Pappin – Director

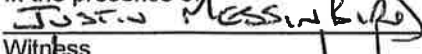

Gretta Janine Pappin – Director

And


By the Mortgagee:

DAMIEN ZANE PAPPIN AND
GRETTA JANINE PAPPIN

In the presence of


Witness

Witness


Damien Zane Pappin


Gretta Janine Pappin

CONTRACT COMMERCIAL LAND AND BUILDINGS

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REIQ
REAL ESTATE INSTITUTE
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Adopted by The Real Estate Institute of Queensland
Limited and approved by the Queensland Law Society
Incorporated for conveyances of Torrens Title and Crown
Leasehold Title of Commercial Land and Buildings.



**Queensland
Law Society**

THIS CONTRACT IS MADE BETWEEN THE VENDOR
AND THE PURCHASER. THE VENDOR AGREES TO
SELL AND THE PURCHASER AGREES TO BUY THE
PROPERTY, SUBJECT TO THE CONDITIONS OF THIS
CONTRACT, FOR THE PURCHASE PRICE.

- 1 This Contract comprises the following parts:
 - (a) Items Schedule;
 - (b) Lease Schedule;
 - (c) Service Contract Schedule;
 - (d) Standard Commercial Conditions; and
 - (e) any Special Conditions.
- 2 Where there is any discrepancy or inconsistency between a part of this Contract and any other part, the following descending order of precedence of the parts shall apply to resolve the discrepancy or inconsistency:
 - (a) any Special Conditions;
 - (b) Items Schedule;
 - (c) Lease Schedule;
 - (d) Service Contract Schedule;
 - (e) Standard Commercial Conditions.
- 3 Unless inconsistent with the context or subject matter:
 - (a) "Items Schedule" means the schedule called Items Schedule in this Contract;
 - (b) "Lease Schedule" means the schedule called Leased Schedule in this Contract;
 - (c) "Service Contract Schedule" means the schedule called Service Contract Schedule in this Contract;
 - (d) "Special Conditions" means any written conditions endorsed on or annexed to this form;
 - (e) "Standard Commercial Conditions" means the Standard Commercial Conditions of Sale - Commercial Land and Buildings (Second Edition GST Reprint) adopted by The Real Estate Institute of Queensland Limited and approved by the Queensland Law Society Incorporated.
- 4 The Vendor and the Purchaser each acknowledge having received a copy of the Standard Commercial Conditions at the time of signing this Contract.