

MEMORANDUM OF MORTGAGE

(NOT SUBJECT TO CONSUMER CREDIT CODE)

LAND DESCRIPTION

The whole of the land comprised in Certificate of Title Volume 5166 Folio 794

ESTATE AND INTEREST

Estate in Fee simple as to one undivided second part

ENCUMBRANCES

Nil

MORTGAGOR (Full Name and Address)

MDDT Nominees Pty Ltd (ACN 145 808 804) of 24A Radstock Street Woodville Park SA 5011

("Owner")

MORTGAGEE (Full Name, Address and Mode of Holding)

Favero Super Fund Pty Ltd (ACN 082 419 421) of 16 Samoa Court West Lakes SA 5021 (as to 1 undivided 2nd part.)

("Lender")

CONSIDERATION

This Mortgage is given for valuable consideration and to better secure payment of the amount or amounts owing by the Mortgagor to the Mortgagee. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under it for valuable consideration received from the Mortgagee.

The amount or amounts owing by the Mortgagor from time to time and secured by this Mortgage are all sums of money interest costs charges expenses and damages whatsoever that are now or may subsequently be due owing or payable to the Mortgagee by the Mortgagor and/or Borrower (if any) on any account whatsoever, and whether any of those items are provided by the Mortgagee to or for or on account of the Mortgagor and/or the Borrower (if any) otherwise howsoever, including every amount for which a liability (contingent or otherwise) or agreement has been or may subsequently be incurred or entered into by the Mortgagee.

TERMS OF REPAYMENT

As set out in clauses **B, E, F and G**..... of the within Covenants for Payment.

Specify in this panel the particular clauses selected for Terms of Repayment of the Principal Sum, and interest (if any).

REPAYMENT DATE: 4 April 2018 and to be reviewed at the end of five (5) years with an extension of the repayment date at the Mortgagee's discretion

NO. OF INSTALMENTS: One (1) Instalment

INSTALMENT AMOUNT: The amount owing by the Mortgagor

FIRST INSTALMENT PAYMENT DAY: 4 April 2018

INSTALMENT PAYMENT DAYS: Not applicable

STANDARD RATE OF INTEREST: 5.00% per annum

CONCESSIONAL RATE OF INTEREST: Not Applicable

INTEREST COMMENCEMENT DATE: From the date of the loan or 5 April 2013 whichever is the earlier

INTEREST PAYMENT DAYS: Payable monthly from the date of the loan in arrears

BORROWER (Full Name and Address)

The said MDDT Nominees Pty Ltd (ACN 145 808 804)

2

COVENANTS

For the consideration expressed herein and for the better securing to the Mortgagee of the payment of the Principal Sum and other Mortgage Moneys the MORTGAGOR MORTGAGES TO THE MORTGAGEE the estate and interest herein specified in the land above described, subject to the encumbrances and other interests set out above and to be held by the Mortgagee in the mode specified herein and COVENANTS WITH THE MORTGAGEE in accordance with the terms and conditions expressed in the Memorandum herein mentioned subject to such exclusions and amendments specified herein.

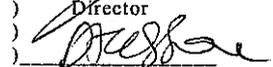
DATED 28th MARCH 2013

EXECUTION

EXECUTED by the MORTGAGOR:

EXECUTED by MDDT Nominees Pty Ltd
(ACN 145 808 804) on the 28th day of
~~2013~~ as authorised by the Directors pursuant
to Section 127 of the Corporations Act 2001:

(1)

| | |
|---|---|
|) |  |
|) | Director |
|) |  |
|) | Secretary |

WSP
P/S/EL

* NB A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF MORTGAGE

FORM APPROVED BY THE REGISTRAR GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

11918165

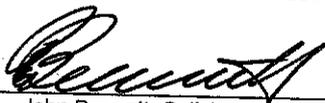
11:32 5-Apr-2013

Fees: \$144.00

| |
|------------|
| Prefix |
| M |
| Series no. |
| 3 |

BELOW THIS LINE FOR OFFICE USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886



John Bennett- Solicitor

Lodged by: JOHN BENNETT 51 Broadway, Glenelg Sth SA 5045 JOB 1

Correction to: JOHN BENNETT Phone 8294 7569 JOB 1

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1. CT 5166/794.....
2.
3.

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.
2.
3.

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

| ITEM(S) | AGENT CODE |
|-------------|------------|
| CT 5166/794 | JOB 1 |
| | |
| | |
| | |
| | |

R-G 260505

| | |
|------------|--------|
| CORRECTION | PASSED |
|------------|--------|

REGISTERED
23 APR 2013



REGISTRAR GENERAL
SOUTH AUSTRALIA



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5166 FOLIO 794 *

| | |
|--|-----------------------------|
| COST : \$19.20 (GST exempt) | PARENT TITLE : CT 1482/94 |
| REGION : EMAIL | AUTHORITY : CONVERTED TITLE |
| AGENT : CCI3P BOX NO : 000 | DATE OF ISSUE : 31/01/1994 |
| SEARCHED ON : 31/05/2012 AT : 09:11:46 | EDITION : 11 |
| CLIENT REF 56984645 | |

REGISTERED PROPRIETORS IN FEE SIMPLE

MDDT NOMINEES PTY. LTD. OF 1 UNDIVIDED 2ND PART OF 24A RADSTOCK STREET
WOODVILLE PARK SA 5011 AND FAVERO INVESTMENTS PTY. LTD. OF 1 UNDIVIDED 2ND
PART OF 16 SAMOA COURT WEST LAKES SA 5021

DESCRIPTION OF LAND

ALLOTMENT 11 FILED PLAN 105942
IN THE AREA NAMED BEVERLEY
HUNDRED OF YATALA

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

11466790 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

NIL

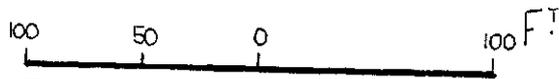
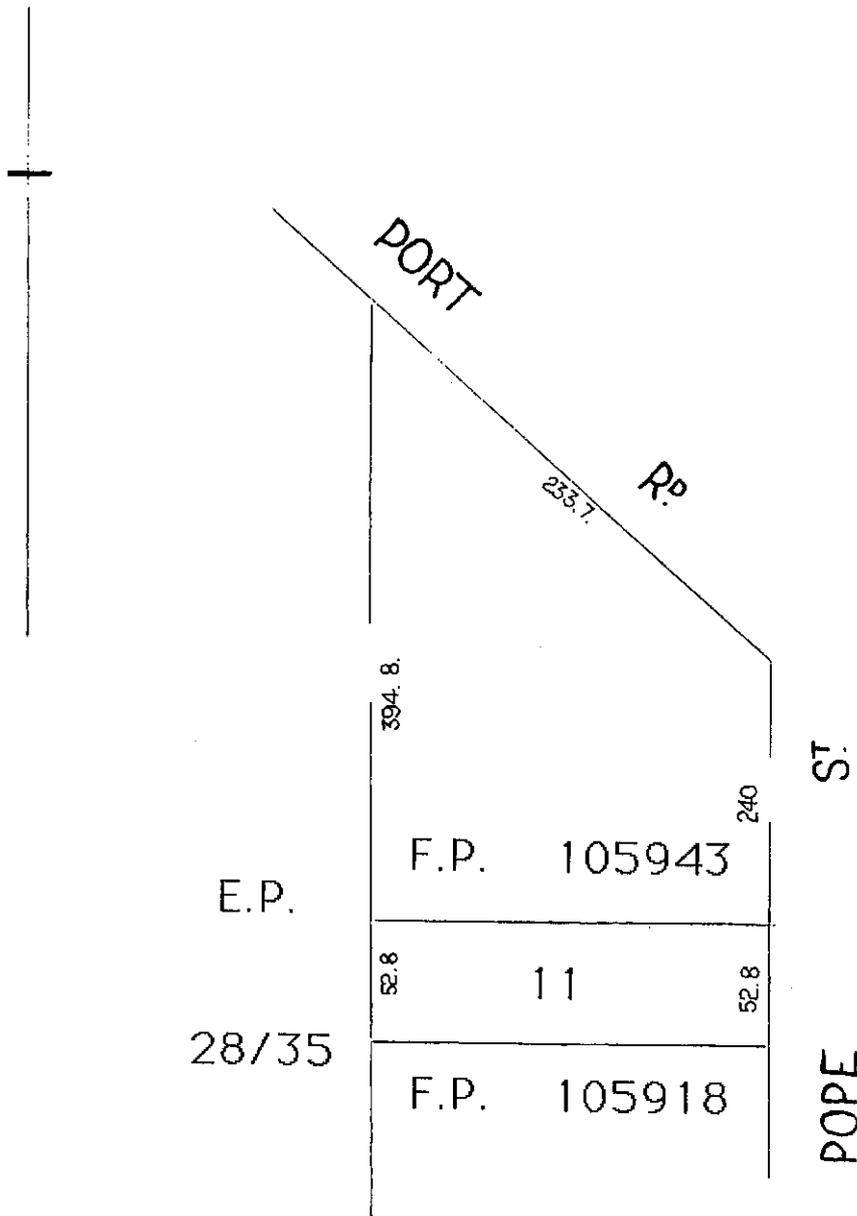
END OF TEXT.



LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
 DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5166 FOLIO 794
 SEARCH DATE : 31/05/2012 TIME: 09:11:46

This plan is scanned from Certificate of Title 1482/94

LAST PLAN REF :E.P.28/35



| | |
|----------------------------------|-----------------|
| DISTANCES ARE IN FEET AND INCHES | |
| FOR METRIC CONVERSION | |
| 1 FOOT | = 0.3048 metres |
| 1 INCH | = 0.0254 metres |

Note : Subject to all lawfully existing plans of division