

SB Central Direct
Level 10, 700 Bourke Street
Docklands VIC 3008
Phone/ mobile: 131012



24/12/2018

BANK COPY

The Secretary
JA & CO Pty Ltd
18 Farm Road
MULGOA NSW 2745

Dear JA & CO Pty Ltd ACN 612 880 314 as Trustee for Bastac Family SMSF

THANKS FOR GIVING US THE OPPORTUNITY TO BACK YOUR BUSINESS

We're excited about your future and how we can help. We're pleased to confirm the following Facility/ies:

Facility	Limit
NAB Business Options Instalment Loan	\$266,500.00

Here's a quick summary of what you need to know. Inside, you'll find:

- Business Letter of Offer
- Specific Conditions to your Facility
- Business Lending General Terms (also available on nab.com.au)
- Business Banking Fees: A Guide to Fees and Charges.

Have a read through, ask us any questions and if you're happy to accept our offer, please sign and return the documents to me by **21/03/2019** (which is in 90 days).

Feel free to contact me any time if you have any questions, I'm always happy to help.

We look forward to working with you and helping your business grow.

A handwritten signature in black ink, appearing to be a stylized 'A' or similar character.

Thanks,
Business Lending Team
SB Central Direct
Ph/mobile: 131012

Date: 24/12/2018



BUSINESS LETTER OF OFFER

National Australia Bank Limited

**and
Customer 1**

JA & CO Pty Ltd ACN 612 880 314 as Trustee for Bastac Family SMSF

ACN/ARBN/ABN

YOUR NAB BUSINESS FACILITY AT A GLANCE

NAB Business Options Instalment Loan

For more information in regards to your Facility see the NAB Business Options Facility Specific Conditions

Facility Details

The purpose of your Facility:	Purchase of Non-Residential buildings
Facility Limit:	\$266,500.00
The length of your Facility:	15 year/s 0 month/s
Account Number:	To be advised
Last date for drawdown:	21/03/2019
Facility Expiry Date:	31/01/2019
Variable Interest Rate:	5.8700% currently per annum comprised of the aggregate of NAB's Business Options Prime Indicator Rate plus a Customer Margin (Rates are subject to change).
Customer Margin:	Business Options Prime Indicator Rate: 5.1900% currently per annum. 0.6800% per annum. This is a customer risk margin. This is determined through NAB's assessment of your financial situation.
Interest Period Details:	Monthly, ending on 31st of each Month, and payable in arrears.
Regular Repayment Type:	Monthly Principal and Interest Repayments Commencing on 31/01/2019
Variable Rate - current principal and interest repayments	\$2,264.38 (based on the current variable interest rate)
Service Fee:	\$ 30.00 payable in arrears on the last Business Day of each month.
Application Fee:	\$1,066.00 payable by you on your acceptance of this Agreement.
Extension Fee:	\$ 0.00
Default Interest Rate:	Base Indicator Rate (available on nab.com.au) plus Customer Margin plus Default Margin of 4.50% per annum. This is the rate that is applied to your Facility if you default. For more details refer to your Business Lending General Terms.

Nominated Account at NAB

To be advised

Other Important Facility Information

Economic Cost:

Economic cost may be payable for early termination of your Fixed Rate Period. For more details, see the NAB Business Lending General Terms.

An economic cost occurs when the current cost of funds at the time you repay your loan is lower than the original cost of funds at the start of your Fixed Rate Period.

Facility Specific Security:

Not Applicable

Building Conditions

Not Applicable

Here's what we promise to do

Always act fairly and reasonably keeping in mind our respective business interests.

Doing the right thing is important to us. That's why we follow a voluntary set of rules for banks on the best banking practice standards called the Code of Banking Practice.

We commit to the term of the Facility which we have negotiated with you in this Agreement.

We commit to notifying you of any changes we make to this Agreement.

We commit to allowing you to cease this Agreement at any time. We won't charge you an exit fee but some facilities may have costs to unwind your funding arrangements.

We commit to giving you any information you require to better understand this Agreement or your Facility with us.

We have laws in Australia to protect small businesses from unfair contract terms. NAB is committed to this contract being fair.

Your assets / premises to be used as security for the Facility

- The securities listed below secure all new Facilities in this Agreement.
- In the future, you may agree in writing to further securities being provided.
- If you have any earlier securities in place with NAB, these will remain in place and will not be affected by these new securities.

Description

Superannuation Financing Deed entered into by NAB, JA & CO Pty Ltd ACN 612 880 314, Avja Property Pty Ltd ACN 629 637 145 and Veronika Mary Rakic and Ante Frane Bastac.

Guarantee and Indemnity for \$266,500.00 given by Veronika Mary Rakic, Ante Frane Basta, & Avja Property Pty Ltd ACN 629 637 145 as Trustee for 16/25 Industrial Avenue, Molendinar QLD 4214 supported by:

Registered Mortgage over property situated at 16/25 Industrial Avenue Molendinar QLD 4214 more particularly described in Certificate of Title Reference 51102883

GENERAL FEES AND CHARGES

Our estimate of your upfront fees and charges

We want to be transparent about your fees and charges, so you're clear about what you're paying. There are a number of fees you need to pay as soon as you sign this Agreement. These are set out below. For more information, read the enclosed document: Business Banking Fees: A Guide to Fees and Charges.

NB: This is only an estimate. There may be extra fees and charges for your Facility. If this is the case, we'll let you know as soon as possible.

Estimate of NAB's credit fees and charges

Application fee	\$1,066.00
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This application fee is the total application fee payable under this Agreement. It includes any separate facility application fees set out in the Facility Details.

Title search fee	\$ 40.00
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Company search fee	\$ 80.00
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Perusal of trust deed fee	\$ 500.00
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Settlement fee	\$ 200.00
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Lodgment for registration fee	\$ 150.00
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PPSR Search Fee	\$ 40.00
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Commercial Valuation fees	\$1,300.00
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Estimate of total amount of NAB's credit fees and charges	\$ 3,376.00
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Estimate of non-NAB fees and charges

(payable to the relevant government department and payable to third parties)

Title search fee	\$ 16.76
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Transfer of land registration fee	\$ 992.00
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Mortgage registration fee	\$ 187.00
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Estimate of total amount of non-NAB fees and charges	\$1,195.76
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Estimate of total amount of all fees and charges (as far as can be ascertained now).

\$ 4,571.76

Here's some important things you should know

<p>Who to contact if things go wrong?</p>	<p>You agree to tell us straight away about any changes to your business or other events which may impact on your ability to meet your obligations to us.</p> <p>If you're experiencing financial hardship you can contact your banker or you can call NAB Assist on 1300 135 323 or Customer Care Small Business on 1300 961 577.</p>	
<p>When will a Default occur?</p>	<p>Payment Default</p>	<p>you or a Security Provider do not pay on time any amount due under a Bank Document</p>
	<p>Conduct Defaults:</p>	<ul style="list-style-type: none"> • you or a Security Provider are Insolvent • we suspect fraud is occurring • unauthorised sale or disposal of assets • if urgent action is needed to protect or take control of assets
	<p>Defaults due to Adverse Events:</p>	<ul style="list-style-type: none"> • legal matters • creditor enforcement • misrepresentation • improper use of facility • change of control (not applicable if you are an individual) • loss of licence, permit or other authorisation • failure to provide proper accounts • failure to maintain insurance <p>(Not all Adverse Events will become a Default – see the Business Lending General Terms for more information)</p>
<p>Can NAB increase my costs?</p>	<p>From time to time we may increase our costs. For example we may introduce a new fee, charge or premium for services we provide to you.</p> <p>Also, if the law or other rules applying to us as a bank change we may need to increase our costs.</p> <p>We will give you at least 30 days' notice of any increased cost. If you're not happy with the increased cost you can repay us and exit this Agreement.</p> <p>See the Business Lending General Terms for full details about when we might increase our costs and how to exit if you're not happy.</p>	
<p>How can NAB change the terms of the Agreement?</p>	<p>We promise to act reasonably when we make any changes and will give you at least 30 days' notice (except for automatic changes – see further below for details). Types of changes we can make include:</p> <ul style="list-style-type: none"> • introducing a new fee, charge or premium or changing the amount or way it's calculated • changing an interest rate (other than a fixed rate); • changing your repayment obligations. <p>We will notify you of changes by either writing to you or putting an ad in the national and local media unless it's an automatic change you've already agreed to up front (like changes to a variable interest rate).</p>	
<p>What you can do if you don't like a change?</p>	<p>If you're not happy with a change we've made or are going to make you can repay us and exit this Agreement. Economic Costs may be payable if you exit early (but we won't charge you an exit fee).</p> <p>See the Business Lending General Terms for full details about changes we can make and how to exit if you're not happy.</p>	

FACILITY ACCEPTANCE

The laws of New south wales apply when interpreting this Agreement.

Your Acceptance Of Our Offer

I/we accept NAB's offer as set out in this Agreement.
Further, I/we:

1. declare that all the information I/we have given NAB is accurate and not misleading
2. acknowledge that I/we have read the Agreement, including this document, the relevant Specific Conditions to this Facility and the Business Lending General Terms
3. acknowledge that the assets I/we (or a Security Provider) have put up as security for this Facility will be at risk if I/we do not repay our Facility or otherwise Default.
4. understand that NAB may pay a commission to a third party where I/we have been introduced to NAB by that third party.

Declaration of Purposes for which Credit is Provided

I/We declare that the credit to be provided to me/us by the credit provider is to be applied wholly or predominantly for:

- business purpose; or
- investment purpose other than investment in residential property

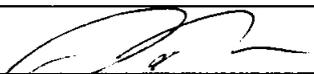
By signing this declaration you may lose your protection under the National Credit Code.

Executed by the customer

JA & CO Pty Ltd ACN 612 880 314 as Trustee for
Bastac Family SMSF

Customer Company Name (BLOCK LETTERS)

Executed by the company named above in accordance with Section 127 of the Corporations Act 2001 (Cwlth)



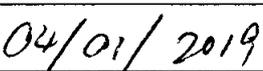
Signature

Ante Frane Bastac

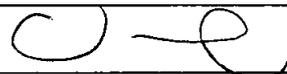
Full name (BLOCK LETTERS)

Director / Secretary*

Office Held



Date



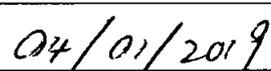
Signature

Veronika Mary Rakic

Full name (BLOCK LETTERS)

Director

Office Held



Date

* Please tick here if you are signing as Sole Director and Sole Company Secretary

SPECIFIC CONDITIONS TO YOUR FACILITY

NAB Business Options Facility

1. HOW THIS FACILITY WORKS

We want to support your business.

The Business Options Facility offers the flexibility to:

- make interest only payments or principal and interest payments at a selected payment frequency; and
- pay interest in advance or in arrears, with a choice of fixed rate or variable rate options.

2. GETTING STARTED

Before we get started and you can use this Facility:

- we will need everything set out in clause (3) of the Business Lending General Terms; and
- you may need to nominate or set up and maintain a linked bank account with us in your name. If required, this will be your Nominated Account for transactions for this Facility. The NAB Business Products Terms and Conditions also govern use of that account.

3. SPECIFIC REQUIREMENTS FOR USING THIS FACILITY

Please refer to the "Basic requirements for each use of a Facility" in clause (4) of the Business Lending General Terms. The following are additional requirements to use this Facility:

- (a) Unless we otherwise agree, the first use of the Facility must be for the whole Facility Limit.
- (b) The requested date of use must be a Business Day.

4. REPAYMENTS

4.1 Interest Only Periods

There are no specified principal repayments under the Facility during an Interest Only Period. However, you will need to pay interest as required under clause 9.

4.2 Repayments if Building Conditions apply

In the case of a NAB Business Options Instalment Loan, if the Facility Details state that Building Conditions apply, your Facility will start with an Interest Only Period. Your Interest Only Period ends on the earlier of the day you have fully used the Facility or the Last Date for Drawdown. Once your Interest Only Period ends, you must make Principal and Interest Repayments.

4.3 Principal and Interest Repayments

The following applies where the Facility Details say that Principal and Interest Repayments are payable.

- (a) The amount of any Principal and Interest Repayment is:
 - (i) the repayment amount stated in the Facility Details. If this is stated as "indicative", it will be a repayment amount that we separately notify you of; or
 - (ii) if the Facility Details state that Principal and Interest Repayments are only payable after the end of an Interest Only Period, the amount we separately notify you of; or
 - (iii) such other amount as agreed or notified by us from time to time.
- (b) The first Principal and Interest Repayment is due on the date specified in the Facility Details. If none is specified, we will notify you of the due date shortly after the first use of the Facility.
- (c) Subsequent Principal and Interest Repayments are due periodically, as set out in the Facility Details or as agreed with us. This will be monthly, quarterly, half yearly or annually from the first Principal and Interest Repayment due date, and on the same day of the month as for the first Principal and Interest Repayment due date.

4.4 Specified repayments

If the Facility Details state that your principal repayments are to be made periodically or as specified in a schedule, you must make principal payments under the Facility in the required amounts, and at the required times.

Please note that if you repay only part of the outstanding principal under the Facility, any requirements for your principal repayments set out in the Facility Details will not change unless otherwise agreed by us.

4.5 Final payment

You must pay to us all of the Facility Amount Owing on the Final Repayment Date.

4.6 Due dates and Business Days

- (a) If the due date of the first principal repayment set out in the Facility Details or a schedule we give you (or the first repayment to occur following any adjustment by us to the principal repayment dates) is not a Business Day, it will be adjusted to be due on the next Business Day.
- (b) If the due date of any other repayment is not a Business Day, it generally will be adjusted to be due on the next Business Day. An exception is where the due date of that payment:
 - (i) falls on the 28th or later of a month (that is not in a leap year), in which case it will be adjusted to be the last day of that month; or
 - (ii) is the 29th of February of any year, in which case it will be adjusted to be the 28th of February of the same year,

but if that adjusted date is not a Business Day, the due date of the payment will be further adjusted to be the next Business Day.

5. PREPAYMENT

- (a) At any time while a variable interest rate applies, you may prepay all or any part of the Facility Amount Owing at any time.
- (b) At any time while a fixed interest rate applies, you may prepay all or any part of the Facility Amount Owing provided that you:
 - (i) give us at least 7 days prior written notice, and
 - (ii) pay all Economic Costs (if any) and other applicable fees.
- (c) If you repay early only part of a Facility, your repayment amount does not change unless we agree otherwise.

6. REDRAWING AMOUNTS

- (a) Any amounts repaid under the Facility may not be redrawn, except as set out below.
- (b) Where a variable interest rate applies and you have repaid amounts in excess of the total of the required Principal and Interest Repayments, we will act reasonably in considering whether to allow you to redraw that excess amount, less any amounts previously redrawn.
- (c) If we allow you to redraw, we may require you to redraw a minimum amount, change the repayment amount and place other conditions on the redrawing.
- (d) When you redraw or request to redraw, you promise to us that nothing has occurred which could adversely affect your ability to repay the Facility Amount Owing, as it will exist after the redrawing, when required.

7. CANCELLATION AND REDUCTION OF FACILITY LIMIT

- (a) Unless Building Conditions apply, we may cancel all or part of the unused amount of the Facility Limit on the Last Date for Drawdown specified in the Facility Details.
- (b) Where Building Conditions apply, we may:
 - (i) cancel all or part of the unused amount of the Facility Limit on the Last Date for Drawdown specified in the Facility Details if the Facility has not been used by that date; and
 - (ii) cancel all or part of the unused amount of the Facility Limit at the end of the Interest Only Period.
- (c) You may cancel all or part of the unused amount of the Facility Limit at any time.
- (d) The Facility Limit automatically reduces by the amount of any cancellation. Please note that we cannot reinstate all or any part of a cancelled Facility Limit.
- (e) The Facility Limit automatically reduces on the due dates and by the amounts for your principal

repayments specified in the Facility Details or any schedule we give you, unless otherwise agreed by us.

8. INTEREST

8.1 Interest Rates

- (a) The Facility may commence with a variable or a fixed interest rate. However where the Facility has interest payable in advance the Interest Rate must be a fixed interest rate.
- (b) You can apply to fix or re-fix the Interest Rate applicable to a Facility for a Fixed Rate Period during the term of a Facility if allowed by these specific conditions.
- (c) If a fixed interest rate is to apply, you may contact us for a rate quote and we will:
 - (i) at that time advise you of the procedure for accepting the quoted rate which must be accepted by a cut-off time on the day it is quoted. We will let you know the cut-off time; and
 - (ii) confirm the fixed Interest Rate on or after the start of the relevant Fixed Rate Period.
- (d) Where the Facility commences with a fixed Interest Rate:
 - (i) the first use of the Facility must be made within 7 days of obtaining the rate quote (or, if an extension fee is paid, such longer period as is agreed) otherwise the quote lapses and the quoted rate does not apply; and
 - (ii) the Fixed Rate Period commences on the date you first use the Facility.
- (e) See the Business Lending General Terms for more information on fixed interest rates and variable interest rates.

8.2 Interest Periods

- (a) The Facility Details set out the frequency of Interest Periods for a Facility (for example, monthly). The Facility Details may also specify the end dates for Interest Periods.
- (b) Where a Facility has interest payable in arrears:
 - (i) if it is stated or agreed that Interest Periods will end on particular dates, the Interest Period will, subject to clauses 8.2(b)(ii) and 8.2(b)(iii) below, end on those dates;
 - (ii) if it is stated or agreed that an Interest Period will end on the 28th, 29th, 30th or 31st of a month, we may change when that Interest Period ends so that it ends on the last day of that month;
 - (iii) we may include in the amount of interest payable for an Interest Period, an amount representing the interest that would accrue on the Facility for any non-Business Day between the last day of that Interest Period and the day interest for that Interest Period is payable.
- (c) Where a Facility has interest payable in advance, the first Interest Period commences on and is calculated from the date the Facility is first used, and each subsequent Interest Period (if any) will commence on or about the day after the previous Interest Period ends.
- (d) Where we agree, at your request, to vary the Interest Period in any way, we may, at our discretion, treat the then current Interest Period as ending on or about the day before the change takes effect, and debit interest accordingly.

8.3 Payment of Interest

- (a) Interest is calculated daily on the outstanding amounts used under the Facility at the applicable yearly interest rate divided by 365.
- (b) During an Interest Only Period, you must make interest payments in the amounts of:
 - (i) where interest is payable in arrears, the sum of any unpaid interest which has accrued on the account in your name linked to the Facility, up to and including the last day before the day on which the interest is due to be debited; or
 - (ii) where interest is payable in advance, the sum of the interest calculated on the account in your name linked to the Facility (as at the first day of the relevant Interest Period) for the number of days in the relevant Interest Period.
- (c) Subject to paragraph (b) above, where a Facility has interest payable in arrears, you must pay accrued interest in respect of:
 - (i) each Interest Period, on the first Business Day after the expiry of that Interest Period; and
 - (ii) the last Interest Period, for the period up to and including the Final Repayment Date, on the

Final Repayment Date.

- (d) Subject to paragraph (b) above, where a Facility has interest payable in advance, interest for that Facility is payable on or about the first day of each Interest Period provided that if the first day of an Interest Period is not a Business Day, interest for that Interest Period is payable on the preceding Business Day.
- (e) You must pay all accrued but unpaid interest on the Final Repayment Date.

9. REPRICING PROCEDURE

- (a) Subject to this clause:

- (i) at any time while a variable Interest Rate applies to a Facility, you can apply to fix the Interest Rate applicable to that Facility for a Fixed Rate Period;
- (ii) if a fixed Interest Rate applies to a Facility, you can apply to re-fix the Interest Rate for a further Fixed Rate Period, with such further Fixed Rate Period commencing on the first day after the end of the previous Fixed Rate Period; and
- (iii) the variable Interest Rate will apply to the Facility on each day where a fixed Interest Rate does not apply to that Facility.

- (b) To apply to fix or to re-fix the Interest Rate applicable to a Facility, you must:

- (i) contact us to determine what Fixed Rate Periods are available; and
- (ii) tell us the Fixed Rate Period for which you are applying, no later than 7 Business Days before the day you want the proposed Fixed Rate Period to commence.

- (c) You can fix or re-fix the Interest Rate for a Fixed Rate Period provided that:

- (i) you have applied to fix or re-fix the Interest Rate for a Fixed Rate Period in accordance with this clause;
- (ii) the proposed Fixed Rate Period is a period for which we offer fixed Interest Rates in relation to the Facility;
- (iii) the end of the proposed Fixed Rate Period is not after the end of the Facility Expiry Date (if any);
- (iv) if the proposed Fixed Rate Period commences during an Interest Only Period (if any), the end of that Fixed Rate Period is not after the end of the Interest Only Period; and
- (v) you have complied with any requirements we set, including signing and returning to us any forms we require.

- (d) The fixed Interest Rate applicable to any Fixed Rate Period applied for under this clause will, unless otherwise agreed in writing, be as determined by us on commencement of the Fixed Rate Period and advised to you shortly after the commencement of that period.

10. OUR RIGHT TO EXTEND A FIXED RATE PERIOD AND/OR AN INTEREST ONLY PERIOD

- (a) The day after the last day of any Interest Only Period and the day after the last day of any Fixed Rate Period must be a Business Day.
- (b) We may extend any Interest Only Period or any Fixed Rate Period to give effect to clause 10(a).

11. WHAT WORDS MEAN

Capitalised terms used in these specific conditions with a specific meaning are generally referable to terms set out in your Facility Details for this Facility. Otherwise, they are defined below or in the Business Lending General Terms.

Fixed Rate Period means a period during which a specific fixed interest rate applies to the Facility or to a use of the Facility.

Interest Only Period means the interest only period (if any) specified in the Facility Details.

Interest Rate means an interest rate that applies to a Facility as specified in the Facility Details and these specific conditions.

Principal and Interest Repayments means, in respect of a Facility, any regular repayments due under that Facility. It does not include regular interest payments due during an Interest Only Period.