

Agency Agreement

TURTLES FUND PTY LTD ACN 654 724 679 As Trustee For TURTLES SUPERANNUATION FUND (the "Principal") hereby appoints TURTLES SUPER PROPERTY PTY LTD ACN 654 724 857 As Trustee For TURTLES SUPER TRUST (the "Agent") as the agent of the Principal with authority on behalf of the Principal to enter into an agreement for the acquisition and transfer of certain real property identified by the Principal and the Agent (the "Asset") and the Principal covenants as follows:

- (a) that the Principal will pay and discharge the whole of the consideration for the acquisition and transfer of the Asset including any deposit;
- (b) that the Principal will pay and discharge all costs and expenses incurred or payable in the acquisition and transfer of the Asset (including legal fees, stamp duty and registration fees);
- (c) that the Agent has not and will not provide any of the consideration for the Asset and the real purchaser of the Asset is the Principal;
- (d) that the Principal will indemnify the Agent in relation to all of the amounts referred to above,

and the Agent is authorised by the Principal to complete any agreement for the acquisition of the Asset and the registration of a transfer of the legal title of the Asset as instructed by the Principal.

In consideration of the Principal's covenants, the Agent accepts the appointment as agent and covenants as follows:

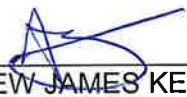
- (a) the Agent will hold the legal title to the Asset for the Principal;
- (b) the Agent will comply with the instructions or directions of the Principal in relation to the Asset;
- (c) the Agent will transfer the legal title and estate in the Asset to the Principal immediately on the request of the Principal and for no consideration;
- (d) the Principal is absolutely entitled to the Asset as against the Agent.

Executed as a Deed on the

of

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EXECUTED AS A DEED by TURTLES FUND)
PTY LTD ACN 654 724 679 As Trustee For)
TURTLES SUPERANNUATION FUND.)




ANDREW JAMES KERR
Director



STACEY ANN KERR
Director

EXECUTED AS A DEED by TURTLES SUPER)
PROPERTY PTY LTD ACN 654 724 857.)



ANDREW JAMES KERR
Director



STACEY ANN KERR
Director