

DEED

THIS DEED dated 4 August 2017

BETWEEN

GOLDEN ARROW INTERNATIONAL PTY LIMITED (ABN 63 607 069 134) of Suite 9, 538 Gardeners Road, Alexandria in the State of New South Wales ("**Golden Arrow**") of the first part;

AND

BARGO DEVELOPMENTS PTY LIMITED (ACN 609 669 043) of Level 6, 1 Pacific Highway, North Sydney in the said State ("**Bargo**") of the second part;

AND

RALPH IGNATIUS PALIGARU and **AMREETA DEVI PALIGARU** both of 88 Perfection Avenue, Stanhope Gardens in the said State ("**Paligarus**") of the third part

WHEREAS THE FOLLOWING ARE AGREED TO BE FACTS:

- A. The Paligarus are the registered proprietors of property situate at and known as 88 Perfection Avenue, Stanhope Gardens, New South Wales, being more particularly described as all of that land in Lot 206 in Community Plan DP270298 contained in Folio Identifier 206/270298 ("the Secured Property").
- B. Bargo is currently indebted to PaidOnExchange Pty Ltd (ACN 126 679 678) ("PaidOnExchange"), and Bargo acknowledges that that debt is payable by it.
- C. As partial security for the repayment of the debt owed by Bargo to PaidOnExchange, the Paligarus granted to PaidOnExchange a mortgage and registered caveat over the Secured Property ("the Paligaru Mortgage").
- D. The Paligarus are shortly to refinance the Paligaru Mortgage in the sum of not less than \$540,000.00, to be borrowed by Dural Alliances Pty Limited (ACN 620 742 994) and secured by the Paligarus personal guarantees and the Secured Property, by way of a mortgage and registered caveat over the Secured Property ("the New Paligaru Mortgage").

- E. Golden Arrow is the registered proprietor of property situate at and known as 45 & 49 Warriewood Road, Warriewood, New South Wales, being more particularly described as all of that land contained in Certificate of Title Folio Identifiers 1/349085 and 2/349085A and 2/349085B ("the Warriewood Property").
- F. On 3 August 2017 Golden Arrow entered into a contract for the sale of the Warriewood Property ("the Warriewood Sale").
- G. The Warriewood Sale is due to be settled on or about 27 January 2018.
- H. Bargo and Golden Arrow are related companies.
- I. Golden Arrow and Bargo both agree that they are jointly and severally liable to discharge at no cost to the Paligarus, the New Paligaru Mortgage.
- J. The parties have entered into this Deed to confirm their agreement to ensure, that the Paligarus do not become responsible for payment of the monies secured by the New Paligaru Mortgage and to ensure that the New Paligaru Mortgage is discharged on or before settlement of the Warriewood Sale.

NOW THIS DEED WITNESSES AND IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Golden Arrow covenants that it will, without delay, arrange finance secured against the Warriewood Property, sufficient to enable Golden Arrow to pay to the Paligarus, as soon as possible, the sum of Twenty Thousand Dollars (\$20,000.00).
2. Golden Arrow further covenants, that it will pay out and discharge in full, all monies secured by the New Paligaru Mortgage, on or before settlement of the Warriewood Sale.
3. Golden Arrow further covenants as security for its obligations set out in clause 2 hereof, that it will grant to the Paligarus a second mortgage over the Warriewood Property and will consent to the Paligarus, registering a caveat on the Warriewood Property as further security for that second mortgage.
4. Bargo and Golden Arrow both further covenant jointly and severally with the Paligarus, that they will ensure that all payments required to be made on the loan secured by the New Paligaru Mortgage, will be made on time, up to and including the date of discharge of the New Paligaru Mortgage, including without limitation, all such

further interest and other payments, as may be required to extend the term of the Paligaru Mortgage, until such time as it is discharged.

EXECUTED as a Deed

**EXECUTED by GOLDEN ARROW
INTERNATIONAL PTY LIMITED
(ABN 63 607 069 134) pursuant to
Section 127 of the Corporations Act
2001:**)
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)

Director _____

RALPH ADAMS

(Print Name)

Director/Secretary _____

(Print Name)

**EXECUTED by BARGO
DEVELOPMENTS PTY LIMITED
(ACN 609 669 043) pursuant to Section
127 of the Corporations Act 2001:**)
)
)
)

Director _____

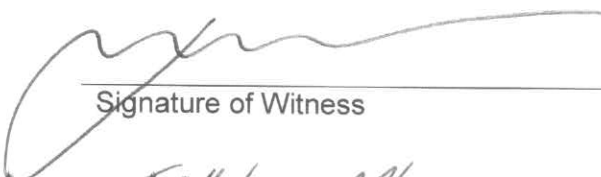
RALPH ADAMS


(Print Name)

Director/Secretary _____

(Print Name)

**EXECUTED by the said RALPH
IGNATIUS PALIGARU in the presence
of:**)
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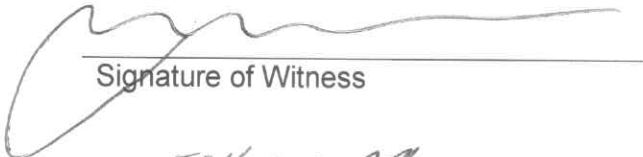
Signature of Witness


(Print) Name of Witness



Signature of Ralph Ignatius Paligaru

EXECUTED by the said **AMREETA**)
DEVI PALIGARU in the presence of:)



Signature of Witness



Signature of Amreeta Devi Paligaru



(Print) Name of Witness