

4 February 2007

Mr David Hoyle
South Sydney Leagues Club Limited
235 Chalmers Street
Paddington NSW

Mr David Hoyle
235 Chalmers Street
Paddington NSW
Tel: 02 9550 1234

Dear Sir

Securing the Future of the South Sydney Leagues Club

We have given further thought to our discussions on purchasing the property at 235 Chalmers Street, Paddington to allow the South Sydney Leagues Club Limited (SSLC) to remain in the premises as follows:

Property	235 Chalmers Street, Paddington (including carpark)
Transfer of title	SSLC transfer the football title. <ul style="list-style-type: none">• \$4,000,000 to repay existing mortgage (SSLC)• \$5,100,000 to complete the acquisition of 10 apartments and shop.• \$700,000 per annum for a period of 5 years to be paid to SSLC which will go towards the football club needs (\$3.5m total)• \$500,000 per annum thereafter for a total of 8 years total (\$4,000,000)• Refurbish building at \$200,000 (total \$1.5m total)• Repayment loan of SSLC for \$1,700,000• Stamp duty and legal costs \$1,000,000• Total \$24,800,000.

For the next 50 years SSLC have the option to occupy nominated floors.

Any refurbishment on the floors occupied by SSLC, the cost will be paid by the tenant to the building owner.

For the next 10 years SSLC to pay 50% of the profits to the building owner. The water market cost should be applied to collect rental returns, in the event that the SSLC lease or vacate the premises then the occupied floor will revert back to the building owner with no income to SSLC.

As I look forward to discussing with you and the Board any details you might have so that we can secure the future for South Sydney.

Yours sincerely,

John M. Bostin
Director

6 October 2005

Mr Jim Hatfield
South Sydney leagues Club Limited
265 Chalmers Street
Redfern NSW

47 Phillip Street
Sydney. NSW. 2000.

Dear Jim

Securing the Future of the South Sydney Leagues Club

We have given further thought to our discussions on purchasing the property at 265 Chalmers Street, Redfern to allow the South Sydney Leagues Club (SSLC) to remain in the premises as follows:

Property: 265 Chalmers Street, Redfern (including carpark)

Transfer of title: SSLC transfer the freehold title.

- \$4,000.000 to payout existing mortgage (SSLC)
- \$3,100.000 to complete the acquisition of 10 apartments next door.
- \$700,000 per annum for a period of 5 years to be paid to SSLC which will go towards the football club (totals \$3,500.000)
- \$500.000 per annum thereafter for a total of 5 years (totals \$2,500.000)
- Refurbish building at \$850 sqm (totals \$8,500.000)
- Refurbish fitout of SSLC for \$1,200.000.
- Stamp duty and legal costs \$1,200.000.
- **Total \$24,000.000**

For the next 50 years SSLC have the option to occupy nominated floors.

Any restaurant/retail on the floor, occupied by the SSLC, the rent will be paid by the tenant to the building owner.

For the first 10 years SSLC to pay 33% of the profits to the building owner. Thereafter market rent should be applied to reflect rental return. In the event that the SSLC merge or vacate the premises then the occupied floor will revert back to the building owner with no recourse to SSLC.

Jim, I look forward to discussing with you and the Board any issues you might have so that we can secure the future for South Sydney.

Yours sincerely

Albert Bertini
Director