

Telephone: 610 1627

Address all correspondence to The Secretary

Ref. No. _____

Date: _____

This statement has been prepared by Triglav Club Limited, hereinafter referred to as the club, and, is in reference to a law suit being brought against the club by Mr. L M Bower, hereinafter referred to as the architect, who is acting on behalf of Bower McFadyen & Little Pty. Ltd., hereinafter referred to as the company.

The club had lodged plans with the Fairfield Council for the proposed erection of a building at Lot 19A Bibby's Road, St. Johns Park. These plans were subsequently approved by Fairfield Council.

At this point in time the services of the architect were engaged, on a purely advisory basis, to offer his professional opinion on the feasibility of the plans. At a meeting of the club's members on 21. April 1979, the architect convinced our members that the previously approved plans were not suitable for the functions of the club, that he, preparing his own plans, at approximately the same cost of the already approved plans, could increase the floor space of the proposed building making it more functional for the club's social activities.

Acting upon the architect's professional advice, the company of which he was a partner was contracted to prepare modified plans to be lodged with the Fairfield Council for approval. It was hoped that finances for the building could be raised partly through a loan from Slovenia and partially from a bank loan which the architect would negotiate on the club's behalf.

From the outset of the contract, it was explained by the club to the architect that the club lacked the finances to go ahead with the building in one whole stage, therefore, the contract was designed so that the building would be completed in various stages, the company being paid at the completion of each stage, the building of which depended on the finances available.

At a meeting of the club's members the architect conveyed the message that he understood the financial position of the club and that, in his own words, "we will be in the same boat, you won't be able to build and I will be without pay."

Before the signing of the contract, the architect was again asked if the circumstances relating to the club's finances and the fact that these finances would be slow in forthcoming, were understood by the company, and that the company's position on this matter remained that as explained by the architect, on the company's behalf before the members meeting. The reply given was that the company understood everything and that their position remained unchanged and he stated in simple terms that "no money meant no business" or words to that effect.

The architect suggested to the club that there would be no need for a solicitor to advise the club in relation to the contract as he himself was a reputable person and that his own solicitor would see that everything would be in order.

It is the opinion of the directors and members of the club that the architect acted on behalf of the company, and that while in this position the club relied on his opinion and advice as a professional in his field and that the club was subsequently misled by various statements made by the architect before a meeting of club members.

The architect advised and convinced the club to go ahead with his modified plans and the subsequent contract, the cost for which, he, as a professional, should have known the club could never afford.

St. Johns Park, 27. January 1983.

Karl Pelcar

Karl Pelcar
Secretary.

NAJVAZNEJSI PODATKI O NAJETJU POSOJILA IZ LJUBLJANE

1. Decembra 1976 tik pred odkrivanjem spomenika je bil sestanek zastopnikov vseh vej Triglava in Draga Seligerja, Milana Kucana, gen. konzulam, konzulom in ambasadorjem Sokorcem. Vprasanje gradnje je bilo sproženo in Triglav je bil opogumljen s strani Kucana in Seligerja, da se odločimo za zelo ugodno posojilo iz domovine.
2. Marca ⁷⁷76 je Kucan preko Kodele sporočil, da je s posojilom vse v redu in da ga je možno dobiti.
3. V novembru ⁷⁷76 je bilo pisмено sporočeno od Matice, da je s posojilom vse na tekocem. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Do tega sporočila Triglav se ni imel pogojev za gradnjo kot nacrti in gradbeno dovoljenja.
4. Od tedaj, ~~XXXXXXXXXXXXXXXXXXXX~~ dalje je Triglav pogosto poskušal dobiti sporočila o nadaljnjem razvijanju zadeve v zvezi s posojilom, toda nekega določenega odgovora ni bilo. Nacrt in gradbeno dovoljenje (prvo) je bilo pripravljeno.
5. Februarja 1979 je Triglav iskal posojilo pri Comm. Banki, ker pa nacrti niso bili popolni, je bilo posojilo zavrnjeno.
6. Klub je imel prvi izredni občni zbor 21. aprila 1979, na katerem je bil prisoten arhitekt Bower in kjer se je odločilo, da se bodo nacrti predelali, da se nadaljuje z najetjem posojila iz Ljubljane in da se pooblasti arhitekta Bowerja, da naredi nove nacрте.
7. Po tem obcnem zboru se je s povečano vnemo delalo na najetju posojila katerega se je pričakovalo do 1. julija 1979.
8. Takratni predsednik Kluba Peter Krobe je odšel na obisk v domovino in je odnesel s seboj izgotovljene nacрте. V Ljubljani so nacрте pregledali in uredili tako, da bi Klub do konca julija dobil odobritev posojila. Ker pa so bili uradniki v vecini takrat na dopustu je bilo obravnavanje posojila pdloženo na konec septembra, ~~XXXXXXXXXX~~ nato na oktober in nato se na december 79. Vsa ta odlasanja so bila v tako kratkem zaporedju, da se nam ni splacalo resno pomisliti na druge možnosti. V tem casu (oktober) so priceli arhitekti tudi pritiskati za placilo.
9. V letu 80 naj bi se posojilo odobrilo že vkoncem januarja. Odloženo pa je bilo na februar in nato zaradi Tituve bolezni na marec, ko nam je slovenska skupščina posojilo odobrila (27. 3.80.).
10. Imeli smo sestanek s Vice Konzulom Bozom Cerarjem, na katerem nam je sporočil pogoje posojila. (3% in odplacovanje 10 let). Aprila.
11. V maju nam je bilo prvič tudi pisмено dostavljeno sporočilo o odobritvi. Do tedaj je bilo vse ustmeno in telefonsko.
12. V septembru 80 smo imeli občni zbor. Ker je bila zadeva s posojilom se vedno v negotovosti, ~~XXXXXXXXXXXX~~ je bil Triglav primoran podaljšati zacasno posojilo, katero je bilo prvič najeto že v aprilu 80, v upanju, da se bo zadeva uredila v naslednjih 6. mesecih. Na tem obcnem zboru je bila postavljeno tudi združevanje z S.D.S.
12. Ker ni bilo enakega odgovora tudi s strani S.D.S. bi Triglav Moral priceti s prepisom Zemljiške posesti na Klub. ~~XXXXXXXXXXXXXXXXXXXX~~ Samo nekaj dni po obcnem zboru pa smo prejeli sporočilo od konzulata, da je Sloveija les (Euro Furniture) dobilo navodilo, da se sklene pogodbo o posojilu. Zelja Slovenija lesa je bila, da se prepisne naredi, dokler ni pogodba sklenjena, ker bi bilo potem treba zopet čakati. Odbor Triglava se je za to odločil, da cim prej dobi dener, da prepis počaka.

13. V upanju, da bo posojilo v zelo kratkem casu na razpolago za uporabo, smo skusali poziveti tudi klubske aktivnosti. S strani advokata za Slovenija les smo prejeli pismeno sporocilo, naj se arhitekt pripravi za gradnjo. Posojilo naj bi bilo po advokatovem pismu na razpolago v decembru lani.
14. Na veckratno urgiranje nismo prejeli nikakorsnih novic. V zacetku februarja smo preko konzulata sporocili ~~KZ~~ ~~financi~~ polozej Triglava in sredi februarja je odpotoval na obisk v domovino klubski odbornik Karl Pelcar z družino. Obiskal je tudi Matico, kjer so mu pokazali pogodbo odobrano in podpisano.
15. Sporoceno nam je bilo, ~~da je zastopnik Slovenije lesa~~ da je zastopnik Slovenije lesa v Melbournu prejel navodilo, da naj pogodbo da ^{Triglavu} v podpis, tako da se cimprej dokončno pogodba uredi in posojilo ~~skrajša~~ ~~skrajša~~ pricne uporabljati.

Stanislav Petkovsek

15-34 Royal Ave.

Glenhuntly, Vic.---

Re: Contract between Architects and Triglav Club Limited.

I am Foundation Member of Triglav Club Limited and was appointed Hon. Secretary of the Club from September 1975 to May 1978 and re-appointed from June 1979 to March 1981.

Prior to my re-appointment in 1979 it was explained to me by members of The Club that Club entered into contract with Architects to project plans for Club's premisses. It was also explained to me by members present at meeting with Architect that Architect will help to rise a loan of 300 thousand dollars above the loan of 200 thousand (expected from a Bank in Slovenia), to meet total costs of building of 500 thousand dollars. It was explained to me also that in case of failing to raise that amount Architect at that Meeting said that there will be no financial obligation to each other regarding Architect costs.

This Statement is signed at St.Johns Park on the 6th Day of January 1987.


Stanislav Petkovsek



Euro International Pty. Ltd.

ANNEX

To the Agreement signed between :

The Slovenian Emigration Society of Ljubljana (hereinafter called "The Lender")

and

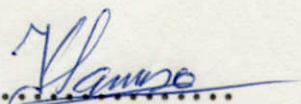
Triglav Club Limited (hereinafter called "The Borrower")

and

Euro International Pty. Ltd. (hereinafter called "The Administrator")

- 1] Principal repayment has been postponed till 1992. The Borrower agrees to repay the principal in amount of AU\$187,812.07 in four (4) annual installments, commencing 1st May 1992. The final installment is to be paid on 1st May 1995.
- 2] Two percent (2%) interest is to be calculated yearly and is payable to the Lender on 1st May each year, commencing 1st May 1988. Interest for 1988 and 1989 have already been paid.
- 3] The Payment Schedule, being part of this agreement, is attached.
- 4] The interest and principal will be transferred by The Borrower/Administrator to the account of Slovenian Emigration Society No. 50100-620-107-25730-2818/5 at Ljubljanska Banka, Ljubljana.
- 5] This annex is signed in three (3) copies and each party receives one (1) copy.

Melbourne



TRIGLAV CLUB LTD.





EURO INTERNATIONAL P/L



.....

SLOVENIAN EMIGRATION
SOCIETY



Euro International Pty. Ltd.

REPAYMENT SCHEDULE

Repayment period - four (4) years

Interest Rate - Two (2%) percent

DUE DATE	BALANCE OF LOAN	INTEREST	PRINCIPAL	AU\$ TOTAL INSTALLMENTS
01.05.1992	187,812.07	3,756.24	45,567.67	49,323.91
01.05.1993	142,244.40	2,844.89	46,479.02	49,323.91
01.05.1994	95,765.38	1,915.31	47,408.60	49,323.91
01.05.1995	48,356.78	967.14	48,356.78	49,323.92



Euro International Pty. Ltd.

(INCORPORATED IN VICTORIA)

3 DALMORE DRIVE, SCORESBY, VICTORIA. 3179.

P.O. Box 75, Glen Waverley, Victoria, 3150.

Phone: (03) 764 1900

Fax: (03) 764 1461

Telex: EUROF AA31105

14th December, 1989

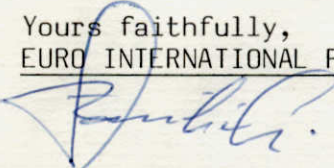
Triglav Club Limited,
P.O. Box 61,
CANLEY HEIGHTS. NSW. 2166

Att: The Secretary of the Club

We are enclosing three (3) copies of a new Annex related to postponed payment of the loan.

Please sign and stamp all three copies, return one to us and send one to Slovenska Izseljenska Matica.

Yours faithfully,
EURO INTERNATIONAL PTY. LTD.


CVETO STANTIC
Managing Director

Encl.

BRANCH:

2A BESSEMER ST., BLACKTOWN, NEW SOUTH WALES, 2148. TELEPHONE: (02) 671 5999 FAX: (02) 621 3213

DATED 11TH MARCH 1987

EURO FURNITURE PTY. LIMITED

- and -

TRIGLAV CLUB LIMITED

VARIATION OF MORTGAGE

DOYLE & KERR
SOLICITORS
450 Little Collins Street
MELBOURNE VIC 3000

REF: PAD:MF
TEL: 67 8511

VICTORIA
STAMP DUTY

11/3/87
50c

DOYLE & KERR

VARIATION OF MORTGAGE

1. EURO FURNITURE PTY. LIMITED of 18-20 Glenvale Crescent, Mulgrave in the State of Victoria (the Mortgagee) being registered as the proprietor of Mortgages numbered S717192 and T124024 (hereinafter called 'the said mortgages') with the consent of TRIGLAV CLUB LIMITED of Lot A Bibby's Road, St. Johns Park in the State of New South Wales (the Mortgagor) the registered proprietor of the land subject to such Mortgages HEREBY FURTHER VARIES the terms of the said Mortgages as follows:-

(a) The clause numbered FORTY FIRSTLY in both Mortgages which was varied by Deeds of Variation of Mortgage dated 27th of October 1982, 25th July 1983 and 9th September 1983 made between the parties hereto shall be further waived to read as follows:

"The Mortgagor agrees to repay to the Mortgagee the amount borrowed pursuant hereto together with interest by four annual instalments as set out in the Schedule hereto. The first of these instalments is to be made on the 1st day of May 1988 and the final instalment is to be made on the 1st day of May 1991".

(b) The Mortgagor agrees that it will continue to effect a Policy of Insurance against fire and extraneous perils for at least \$220,000.00 over the improvements erected on the land the subject of the abovementioned Mortgages such policy to be in the name of the Mortgagor as owner and the said Euro Furniture Pty. Limited as Mortgagee and the Mortgagor agrees to provide a copy of such policy to the Mortgagee upon request.

(c) The attornment of tenancy contained or implied in the said Mortgages shall subject to any modification made necessary by the abovementioned variations endure during the said amended term subject to the rights of the Mortgagee to determine the tenancy earlier in the event of the Mortgagor's default and to resort to the remedies conferred upon it by law or by the said attornment clauses.

(d) The covenants and stipulations in the said Mortgages insofar as they require specific, periodic or continuous performance or observance by the parties to them shall bind them respectively throughout the whole period of the said amended term to the same extent

as if that amended term had at the outset of the said Mortgages been written into them. Subject to the variations hereby made the covenants and stipulations contained in the said Mortgages shall remain in full force.

2. WE, the registered proprietors of the said Mortgages and of the land subject to them respectively named above HEREBY AGREE that the amount now owing under the said Mortgages totals ONE HUNDRED AND NINETY ONE THOUSAND FIVE HUNDRED AND SIXTY EIGHT DOLLARS AND THIRTY ONE CENTS (\$191,568.31).

SCHEDULE

Amount of loan given as at 28.4.1981	\$187,812.07
Interest at 2% due on 1.5.1987	\$ 3,756.24
	\$191,568.31

Interest rate 2% p.a.

Repayment Instalments:

First instalment of principal due on 1.5.1988 and last on 1.5.1991 as follows:-

Due Date	Instalment	Principal	Interest	Balance of Principal
				\$187,812.07
.5.1988	\$ 49,323.91	\$ 45,567.67	\$ 3,756.24	142,244.40
.5.1989	49,323.91	46,479.02	2,844.89	95,765.38
.5.1990	49,323.91	47,408.60	1,915.31	48,356.78
.5.1991	49,323.92	48,356.78	967.14	-----
<u>total</u>	\$197,295.65	\$187,812.07	\$ 9,483.58	

The Mortgagor acknowledges that an interest payment of \$3,756.24 is due to be paid on 1st May 1987.

DATED the 11 TH day of MARCH 1987

THE COMMON SEAL of TRIGLAV CLUB LIMITED)
was hereto affixed pursuant to a Resolution)
of the Board of Directors and in the presence)
of the person whose name is subscribed:-)



..... *D. Sajm* Secretary

THE COMMON SEAL of EURO FURNITURE PTY. LIMITED)
was hereto affixed in accordance with its)
Articles of Association inn the presence of:-)



..... *[Signature]* Director

..... *[Signature]* Secretary



ANNEX

✓ 2

to the Agreement signed between :

The Slovenian Emigration Society of Ljubljana (hereinafter called "The Lender")

and

Triglav Club Limited (hereinafter called "The Borrower")

and

Euro International Pty. Ltd. (hereinafter called "The Administrator")

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- 4] The interest and principal will be transferred by The Borrower/Administrator to the account of Slovenian Emigration Society No. 50100-620-107-25730-2818/5 at Ljubljanska Banka, Ljubljana.
- 5] This annex is signed in three (3) copies and each party receives one (1) copy.

Melbourne

.....
TRIGLAV CLUB LTD.



.....
EURO INTERNATIONAL P/L

.....
SLOVENIAN EMIGRATION
SOCIETY

AMORTIZACIJSKI NAČRT

Odplacilna doba - 4 leta
O. restna mera - 2,8

leto dospetja anuitete	neplačani dolg	Obresti	Odplačilo	Anuiteta v AVG
1.5.1988	187.812,07	3.756,24	45.567,67	49.323,91
1.5.1989	142.244,40	2.844,89	46.479,02	49.323,91
1.5.1990	95.765,38	1.915,31	47.408,60	49.323,91
1.5.1991	48.356,78	967,14	48.356,78	49.323,92

814,07



TRIGLAV CLUB LIMITED

Premises 19 Brisbane Road St John's Park N.S.W.
Postal Address P.O. Box 61, Camley Heights 2166

Address all correspondence to The Secretary

N/A

15.5.1992

SLOVENSKA IZSELJENISKA MATICA
Cankarjeva 1/II Ljubljana

Spostovani,

Obracam se na vas s prošnjo za pomoč in nasvet.
Pred leti smo si od vas sposodili \$ 187.812.07 in dogovor
je bil, da povrnemo kapital v starih obrokih s pricetkom 1
1.maja 1992.

V letih, ki so pretekla smo zgradili klub, ga opremili in
dogradili balinisca, z namenom, da bi pritegnili v klub cim
vec avstralskih Slovencev. Vecina dela v klubu je bila in je
se opravljena na prostovoljni bazi. Zal pa je nas Slovencev
vedno manj, staramo se, nasi clani umirajo, novih slovenskih
priseljencev ni, nasa mladina pa ne kaze veliko zanimanja za
slovenske tradicije, ki privlacijo njihove starse v klub.
Iz vsega tega sledi, da nimamo toliko prometa in dohodkov,
kot bi si zeleti in potrebovali. Tudi pri najboljsi volji ne
moremo spraviti skupaj preko \$ 45.000.- na leto, kakor smo
obvezani.

Zavedamo se, da ste nam napravili neizmerno uslugo s tem, da
ste nam dali posojilo, posebno na tako ugodne obresti in da
ste tako dolgo cakali na nas.

Prav bi bilo in cas je ze, da vam denar povrnemo, zal pa take
vsote naenkrat nimamo in je nikakor ne bi mogli zbrati, razen
ce bi prodali klub, kar pa verjetno ne bi bilo prav ne nam ne
vam.

Posvetovali smo se ze o teh problemih z Dr Pucnikom, ko je bil
pri nas na obisku in svetoval nam je, naj poskusimo doseci, da
bi imeli daljsi casovni termin za povrnitev kapitala. V naj-
boljsem primeru bi lahko placali okrog \$ 7.000.- na leto
plus obresti. Vljudno vas prosimo, ce upostevate nase oko-
liscine in upamo, da bomo prisli do kompromisa, ki bi nam
omogocil povrniti nas dolg pod bolj ugodnimi pogoji.

S prijateljskimi pozdravi,

Za Klub Triglav Sydney,

Emil Kukovec Predsednik



SKUPŠČINA
SOCIALISTIČNE REPUBLIKE SLOVENIJE
IZVRŠNI SVET

Številka: 402-07/82-1/5
Ljubljana, 5. oktobra 1989

7. S
2707 | *[signature]*
Rc.

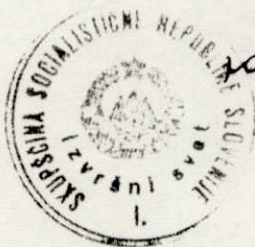
SLOVENSKA IZSELJENSKA MATICA

L J U B L J A N A
Cankarjeva 1/II

Izvršni svet Skupščine SR Slovenije je na 182. seji 5. oktobra 1989 obravnaval vašo prošnjo za odlog pričetka odplačevanja kredita društvu Triglav iz Sydneya v Avstraliji in sprejel naslednji

S K L E P :

Izseljenskemu društvu Triglav v Sydneyu se pričetek odplačevanja kredita, ki mu je bil odobren v višini 187.812,00 avstralskih dolarjev, preloži še za naslednja tri leta, to je s pričetkom odplačevanja 1.5.1992.



GENERALNI SEKRETAR

Aleš Čerin

[signature]

POSLANO TUDI:

- Republiški sekretariat
za finance

SLOVENSKA IZSELJENSKA MATICA

CANKARJEVA 1/II
61000 LJUBLJANA
REPUBLIKA SLOVENIJA
☎ 061/210-748, 210-766
☎ +38 61 210 748, 210 766
FAX: 061/210-732; +38 61 210 732
P.P. 169

4. 1. 1993

Slovensko društvo
Triglav, Sydney
g. Emil Kukovec

DNE 29. 12. 1992
ZAP. ŠT. 22 / 93
ZADEVA

Spoštovani g. Kukovec!

Iz Banke Slovenije so nas obvestili, da jim moramo predložiti nov aneks k pogodbi in nov anuitetni načrt odplačevanja.

Prosim vas torej, da poskrbite za aneks k pogodbi, ki je bila sklenjena med Slovensko izseljensko matico, Klubom Triglav in Euro International PTY Limited. Prav tako prosimo tudi za nov anuitetni načrt, pogoji pa so vam že znani: 20 let, obrestna mera ostane ista, pričetek odplačevanja pa je 1. 5. 1993.

Če je še kaj nejasnosti, pa nas prosimo pokličite, upamo pa, da bo ta aneks napravljen v najkrajšem možnem času.

Še enkrat srečno novo leto 1993 in lep pozdrav!

Tadeja Šrekl,
samostojna svetovalka



Prosim, če mi pokličite prejeto tega pisma po faxu. Poročilo naše itelike fexa 26091088 nisem mogla poslati tega pisma. Ne vem, ali ste dobili fax od 10. 12. 92?

Tadeja Šrekl



TRIGLAV CLUB LIMITED

(Incorporated on 15th July, 1975)

Premises: 80 Brisbane Road, St. Johns Park, N.S.W.
Postal Address: P.O. Box 61, Canley Heights, 2166.

Telephone: 610 1627 fax 609 1088

Address all correspondence to The Secretary

Ref. No. N/A

Date: 2.2.1993

SLOVENSKA IZSELJENSKA MATICA
LJUBLJANA, CANKARJEVA 1/II
REPUBLIKA SLOVENIJA

Spostovani,

V prilogi Vam posiljam originale Dodatka k pogodbi o posojilu in amortizacijskega nacrta o placevanju, kar ste vse ze dobili po fax-u, razlika je samo, da je original Dodatka k pogodbi (Annex) podpisal tudi Direktor Eurofurniture v Australiji, g. Savel.

Prejeli smo tudi vase pismo in prilogo Slovenske vlade in se Vam iskreno zahvaljujemo za Vaso pomoc in posredovanje. Upamo, da je sedaj vse urejeno.

Z veseljem pricakujemo Vas obisk v Australiji, do takrat pa lepe pozdrave vsem prijateljem tam,

Za Odbor Kluba Triglav, Sydney,

Martha Magajna, tajnica

SLOVENSKA IZSELJENSKA MATICA

IZVRŠNI SVET
Republike Slovenije

Urad generalnega sekretarja
61000 LJUBLJANA

CANKARJEVA 1/II
SI-1000 LJUBLJANA SLOVENIJA

• 061/210732
• + 38 61 210732
• p.p. 169
FAX + 38 061/210 732

DNE 18.05.1992
ZAP. ST. 1569/5002/TŠ

ZADEVA Prošnja za spremembo pogojev odplačevanja
kredita društva Triglav iz Sudneya v
Avstraliji

SR Slovenija je v letu 1981 omogočila odkup deviznih sredstev v višini 187.812,07 AUD, ki jih je Slovenska izseljenska matica dala kot kredit slovenskemu društvu Triglav za izgradnjo društvenega doma. Zaradi finančnih težav, jim je bil pričetek odplačevanja že dvakrat prestavljen, prvič 1.1983, nato 1.1985 in še leta 1988. Sedaj bi morali pričeti z odplačevanjem 1.5.1992. Kredit bi morali odplačati v štirih obrokih.

Od društva Triglav pa smo danes dobili dopis, v katerem nas prosijo za odlog plačila kredita, 1. obrok je zapadel 1.5.1992. Svojo prošnjo utemeljujejo s tem, da njihova dejavnost ni zaživela tako kot bi morala, Slovencev, ki bi bili pripravljeni delati v klubu pa je vedno manj. Z velikim trdom in odpovedovanjem so se živeči Slovenci postavili ta dom, zato bi bilo sedaj res škoda, da bi ga morali zaradi poplačila tega kredita prodati, saj na drug način ne bodo mogli zbrati toliko denarja naenkrat.

Glede na to, da se je odplačevanje že večkrat prestavilo in da tudi v prihodnosti ne zglada, da bodo lahko kmalu povrnilili kredit v tako kratkem času, predlagamo, da se spremenijo pogoji odplačevanja in sicer na daljši rok.

Njihov kredit skupaj z obrestmi znaša 187.812,07 AUD, glede na njihove zmožnosti, da bi lahko odplačevali maksimalno 7.000 AUS in obresti, predlagamo, da se kredit odplača v dvajsetih letih, njihov letni obrok pa bi znašal 9.400,00 AUD. Na ta način bi se izognili stalnemu odlaganju pričetka odplačila, saj zaradi obrestí, ki so vseeno tekale, niso zmogli pričeti z odplačevanjem. Menimo, da bi tako realno postavljeno višino obroka tudi društvo Triglav zmoglo in bi lahko v prihodnosti ta kredit tudi odplačalo. Predlagamo, da bi z odplačevanjem pričeli 1.1.1993. Obresti, ki so jih bili kljub odlogu dolžni plačevati, v lanskem letu nismo prejeli, saj zaradi razmer v Sloveniji niso vedeli, kako bi plačali. Zato so letos že poslali ček za preteklo in letošnje leto za obresti.

V imenu društva Triglav vas prosimo, da našo prošnjo ugodno in hitro rešitev, saj je že zapadel 1. obrok plačila 1.5.1992.

Lep pozdrav,

Tadeja ŠREKČ

samostojna svetovalka

Priloga

V vednost:

dr. Janko Prunk, minister za Slovence po svetu
dr. Jože Pušnik, podpredsednik Izvršnega sveta RS



Janez ROGELJ

tajnik SIM



TRIGLAV CLUB LIMITED

(Incorporated on 15th July, 1975)

Premises: 80 Brisbane Road, St. Johns Park, N.S.W.
Postal Address: P.O. Box 61, Canley Heights, 2166.

Telephone: 610 1627 fax 609 1088

Address all correspondence to The Secretary

Ref. No. N/A

Date: 12.1.1993

ANNEX

TO THE AGREEMENT, SIGNED BETWEEN:

THE SLOVENIAN EMIGRATION SOCIETY OF LJUBLJANA

(hereinafter called "The Lender")

AND

TRIGLAV CLUB LTD (hereinafter called "The Borrower")

- 1.) Principal repayment has been postponed till the 1 st of May 1993.
The Borrower agrees to repay the principal in amount of
AU\$ 187.812.07 in twenty (20) annual instalments, commencing
on 1 st of May 1993. The final installment is to be paid on
the 1.st of May 2012.
- 2.) Two percent (2 %) interest is to be calculated yearly
and is payable to the Lender on the 1.st of May each year,
commencing on the 1.st of May 1993.
- 3.) The Payment schedule, beeing part of this agreement is
attached.
- 4.) The interest and the principal will be transfered by the
Borrower /Administrator to the Account of Slovenian Emigra-
tion Society NO 50100-620-133-7383-2818/5 at Ljubljanska
Banka, Ljubljana.
- 5.) This Annexe is signed in three (3) copies and each party
receives one (1) copy.

TRIGLAV CLUB LTD

EUROFURNITURE P/L

.....
SLOVENIAN EMIGRATION
SOCIETY



TRIGLAV CLUB LIMITED

(Incorporated on 15th July, 1975)

Premises: 80 Brisbane Road, St. Johns Park, N.S.W.
Postal Address: P.O. Box 61, Canley Heights, 2166.

Telephone: 610 1627 fax 609 1088

Address all correspondence to The Secretary

Ref. No. N/A

Date: 12.1.1993

AMORTIZACIJSKI NACRT
ZA ODPLACILO POSOJILA SLOVENSKEGA KLUBA TRIGLAV LTD SYDNEY
SLOVENSKI IZSELJENISKI MATICI, LJUBLJANA, SLOVENIJA.
POSOJILO: AU\$ 187.812,07 ODPLACILNA DOBA: 20 (dvajset) let
OBRESTNA MERA: 2 % PRICETEK ODPLACEVANJA: 1.maj 1993.

DATUM DOSPETJA	GLAVNICA	ODPLACILO GLAVNICE	OBRESTI	SKUPAJ
1.5.1993	187.812.07	9.391.-	3.756.24	13.147.24
1.5.1994	178.421,07	9.391.-	3.568.42	12.959.42
1.5.1995	169.030.07	9.391.-	3.380.60	12.771.60
1.5.1996	159.639.07	9.391.-	3.192.78	12.583.78
1.5.1997	150.248,07	9.391.-	3.004.96	12.395.96
1.5.1998	140.857.07	9.391.-	2.817.14	12.208.14
1.5.1999	131.466.07	9.391.-	2.629.32	12.020.32
1.5.2000	122.075.07	9.391.-	2.441.50	11.832.50
1.5.2001	112.684.07	9.391.-	2.253.68	11.644.68
1.5.2002	103.293.07	9.391.-	2.065.86	11.456.86
1.5.2003	93.902.07	9.391.-	1.878.04	11.269.04
1.5.2004	84.511.07	9.391.-	1.690.22	11.081.22
1.5.2005	75.120.07	9.391.-	1.502.40	10.911.40
1.5.2006	65.729.07	9.391.-	1.314.58	10.705.58
1.5.2007	56.338.07	9.391.-	1.126.76	10.517.76
1.5.2008	46.947.07	9.391.-	938.94	10.329.94
1.5.2009	37.556.07	9.391.-	751.12	10.142.12
1.5.2010	28.165.07	9.391.-	563.01	9.954.01
1.5.2011	18.774.07	9.391.-	375.48	9.766.48
1.5.2012	9.383.07	9.383.07	187.66	9.570.73

ZA ODBOR KLUBA TRIGLAV LTD

Peter Krobe, predsednik

Martha Magajna, tajnica



TRIGLAV CLUB LIMITED

ACN 001 297 927

Premises: 80-84 Brisbane Road, St. John's Park, N.S.W. 2176

Telephone: 610 1627 Fax: 823 2522

Address all correspondence to The Secretary

Ref. No. N/A

Date: 28. 4. 1994.

Slovenska Izseljenska Matica
'Cankarjeva 1/II, Ljubljana
Fax 386 61 210 732

Zadeva: Posojilo Klubu Triglav Sydney

Spostovana ga. Srekl!

Sporocamo Vam, da smo dne 22. 4. 94. nakazali na racun Slovenske izseljenske Matice st.50100-620-133-7383-2818/5 pri Ljubljanski Banki drugi obrok odplacila posojila v znesku Aus S 13.034.14, kar znasa v US S 9.280.32. Zaradi bancne pomote je vsota v Vase dobro.

Prilagamo kopijo bancnega potrdila v kolikor je to izvedljivo. Hvala lepa za Vaso pomoc z iskrenimi pazdravi Vam in vsem pri Matici.

Za odbor Kluba Troglav
tajnik, Vid Stariha

V. Stariha

6	Beneficiary's name	SLOVENIAN EMIGRATION SOCIETY.	
7	Beneficiary's address	LJUBLJANA.	
	Postcode		
8	Beneficiary's bank (if known)	LJUBLJANSKA BANKA, LJUBLJANA.	
9	Beneficiary's account number (if known)	50100-620-133-7383-2818/5	
10	Details of payment	TRADE.	
11	Currency	12	Amount
	USD.		\$ 59.92
13	Signature	<i>X g. Stariha</i>	
	USD		\$ 9220.40
13	Signature	<i>X g. Stariha</i>	
		\$ 9.280.32	
21	Code words		
	Call back		
22	Cash Transactions Agency Requirements complied with		
	Initials	ABS code	
23	D.R.N.		
24	Cover number	Value date	
		/ /	
25	Cash	\$ 84.14	
	Cheques	\$	
	LESS FID (Calculate amount of FID payable in terms of your state regulations)	\$	
	LESS Commission/charges	\$ NO CHARGE	
	Net Local Amount	\$ 84.14	
	Converted by	Checked by	
	0.7122		
	0.7120	\$ 129.50	
	Converted by	Checked by	
	13 ADP		
		\$ 13.034.14	



SLOVENSKA IZSELJENSKA MATICA

CANKARJEVA 111
61000 LJUBLJANA
REPUBLIKA SLOVENIJA

☎ 061/210 748, 210 766
☎ 386 61 210 748, 210 766
FAX: 061/210 732; 386 61 210 732

TELEFAX

* Prosimo, takoj izročiti na naslov. Če je besedilo nečitljivo nas obvestite.
Please deliver up immediately to the address. If the text is illegible,
please inform us by return.

Za KLUB TRIGLAV, ga. Marta Magajna
To
Od Tadeja Srekl
From

Spoštovana ga. Magajna!

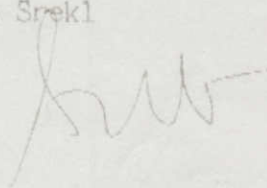
Obveščam Vas, da 1. 5. 1994 zapade v plačilo drugi del obroka in obresti od kredita, danega društvu Triglav. Amuiteta je 9.391.- AUD, obresti pa so 3.568.- AUD, skupaj to znese 12.959.- AUD.

Prosim Vas, da se držite roka plačila, da bi mi lahko ta sredstva prenakazali naprej na račun Vlade R Slovenije.

Prosim Vas tudi, da nas o Vašem nakazilu obvestite po faxu.

Upam, da je pri Vas vse dobro in Vas najpristroneje pozdravljam!

Tadeja Srekl



Datum 21. 4. 1994
Date

Število nadaljnjih strani 1 +
Number of following pages 0

18.9.95 15:25

386 61 210 732 12-MATICE LJB 51 01

SLOVENSKA IZSELJENSKA MATICA

CANKARJEVA 1/II

61001 LJUBLJANA

SLOVENIJA

☎ 061/210 748, 210 766

☎ 386 61 210 748, 210 766

FAX: 061/210 732; 386 61 210 732

Zabeležka telefonskega razgovora z upr. Jelko Taliat, iz sekretariata vlade RS, dne 18.9.1995

Na podlagi telefonskega klica g. Kukovca iz društva Triglav, Sydney, glede reševanja njihove prošnje za odpis kredita njihovemu društvu, sem zvedela naslednje:

Slovenska izseljenska matica je 9.9. 1995 naslovila na Vlado RS prošnjo za odpis kredita slovenskemu društvu Triglav (na podlagi njihove prošnje), ker na to prošnjo ni bilo nobenega odgovora, smo že poleti urgirali in zvedeli, da se rešuje to vprašanje še v dveh resortih: na Ministrstvu za finance in v Uradu za Slovence po svetu. V vladi RS pa je to naša prošnja dobila v reševanje g. Jelka Taliat, ki je povedala, da so dobili pozitivna mnenja iz obeh naslovov, da pa je proceduralni postopek malo daljši. Neuradno me je torej obvestila, da bo naša upr. vloga društva Triglav pozitivno rešena, in da bomo uradno obvestilo o tem dobili v roku dveh mesecev.

Zabeležko pripravila: Tadeja Štekl, 18.9.1995

Obveščeni: g. Janez Koceli, tamnik in g. Emil Kukovec, predsednik društva Triglav

Lep pozdrav!

Tadeja Štekl



TRIGLAV CLUB LIMITED

ACN 001 297 927

Premises: 80-84 Brisbane Road, St. John's Park, N.S.W. 2176

Telephone: 610 1627 Fax: 823 2522

Address all correspondence to The Secretary

Ref. No. V/S

Date: 30.3.1995.

SLOVENSKA IZSELJENSKA MATICA
Cankarjeva 1/II Ljubljana

Spoštovani,

Kot pred leti se tudi sedaj obračamo na Vas za pomoč. K temu nas silijo stroški našega doma in posojilo, ki ste ga nam izposlovali, za kar smo Vam nad vse hvaležni, da smo lahko zgradili nujno potreben dom za našo slovensko skupnost. Ker pa takrat ni bilo dovolj denarja za vse, smo odlašali z ureditvijo okolice, ki je takšna ostala vse do danes, pa tudi sedaj nimamo denarja, da bi delo dokončali.

Pred kratkim smo dobili odločbo od občine, da v določenem času dogradimo cestni rob skupaj z dva metra širokim pasom cestne širine v dolžini naše parcele. V domu moramo zaradi varnostnih ukrepov zamenjati zavese z FIRE-PROOF materialom. Zamenjati moramo tudi preproge v vseh prostorih, ker so ostarele in se trgajo. Izboljšati moramo umetno hlajenje prostorov, kar pomeni novo centralno napeljavo. V kuhinji moramo zamenjati PORTA-GAS za kuhanje in se priključiti na plinsko omrežje, kar je že v procesu. Urediti moramo parkirišče in ograjo okrog zemljišča. Za vse tukaj navedeno pa potrebujemo skoraj toliko denarja, kolikor imamo dolga.

Zaradi pritiska od občine nam je edini izhod prodati del zemljišča, kar je povzročilo vihar med člani Kluba. Izkupiček pa ne bo zadostoval plačati vse kar moramo napraviti. Ostali bomo v dolgu z Vami kot smo sedaj.

Denar, ki Vam ga dolgujemo je velika vsota za majhno organizacijo kot je družina Triglava. Menimo pa, da to ni tako velika vsota za domovino, ki za njo živimo in smo ji vedno pripravljeni pomagati. Zato se obračamo na Vas s prošnjo v imenu vseh tukajšnjih Slovencev, da bi po vaših močeh izposlovali pri vladi, da bi naše posojilo brisali.

Če bi to bilo mogoče uresničiti, potem bi bilo mogoče speljati naš Klub v mirne vode. Mi pa bi se obvezali, da ustanovimo Dobrodelen Sklad v katerega bomo vlagali denar za pomoč v različne namene, kot so: gojenje slovenske kulture tukaj, pomoč pri stipendijah tistim, ki se želijo izpopolniti v študiju slovenskega jezika v Sloveniji itd.

Oprostite, toda resno smo prisiljeni, da se obračamo na Vas, ker zaradi vsega zgoraj navedenega ne bomo zmogli plačati letošnjega obroka posojila. Naprošamo Vas, da po vaših močeh posredujete za nas pri vladi, da bi uresnili naš predlog, ter se Vam v naprej zahvaljujemo za Vaš cenjeni čas in trud.

Z iskrenimi pozdravi

Za Klub TRIGLAV

Predsednik, Emil Kukovec

Tajnik, Vid Starič

Pripis: V vednost ministru zs Slovence po svetu Dr. Peter Vencel



TRIGLAV CLUB LIMITED

ACN 001 297 927

Premises: 80-84 Brisbane Road, St. John's Park, N.S.W. 2176

Telephone: 610 1627 Fax: 823 2522

Address all correspondence to The Secretary

Ref. No. V/S

Date: 30.3.1995.

Državni Sekretar za Slovence po svetu
Dr. Peter Vencelj
Gregorciceva 25, 6100 Ljubljana
Slovenija

Spoštovani Dr. Vencelj,

Prilagam kopijo pisma Slovenski izseljenski matici z upanjem, da bi nam tudi Vi pomagali rešiti položaj. Žal Vam tega nismo mogli povedati, ko ste nas obiskali na Triglavu, ker ste bili prezaposleni.

Čutimo, da denar, ki ga dolgujemo bi bolje služil domovini, če bi ostal tukaj v Avstraliji in bi tukaj Klub Triglav ustanovil dobrodelen Sklad, ki bi ga lahko imenovali CANKARJEV SKLAD v namene opisane v pismu Matici, kar bi se lahko odločilo pozneje skupaj z Vami.

Škoda bi bilo, da pride do razpada društva in da se dom proda, sedaj ko smo si pridobili ugled in zavidanje ne samo pri Avstralcih, temveč tudi mnogih etnikih, ki si sposodijo našo dvorano za zabave in nam naravnost povedo, da so nam ljubosumni.

Oprostite, ni moj namen tarnati, toda vem in vidim, da večina naših ljudi živi za domovino in to je dobro za Slovenijo, pa to Vi veste zato bom končal v upanju, da žarek ne bo ugasnil.

Hvala za Vaš cenjeni čas in trud.

Prejmite iskren slovenski pozdrav!

Za Klub Triglav Sydney

tajnik, Vid Stariha



TRIGLAV CLUB LIMITED

Premises 19 Brisbane Road St. Johns Park N.S.W.
Postal Address P.O. Box 61 Camberley Heights 2160

Address all correspondence to The Club

N/A

15.5.1992

SLOVENSKA IZSELJENISKA MATICA
Cankarjeva 1/II Ljubljana

Spostovani,

Obracam se na vas s prosnjo za pomoc in nasvet.
Pred leti smo si od vas sposodili \$ 187.812.07 in dogovor
je bil, da povrnemo kapital v starih obrokih s pricetkom 1.
1.maja 1992.

V letih, ki so pretekla smo zgradili klub, ga opremili in
dogradili balinisca, z namenom, da bi pritegnili v klub cim
vec avstralskih Slovencev. Vecina dela v klubu je bila in je
se opravljena na prostovoljni bazi. Zal pa je nas Slovencev
vedno manj, staramo se, nasi clani umirajo, novih slovenskih
priseljencev ni, nasa mladina pa ne kaze veliko zanimanja za
slovenske tradicije, ki privlacijo njihove starse v klub.
Iz vsega tega sledi, da nimamo toliko prometa in dohodkov,
kot bi si zeleti in potrebovali. Tudi pri najboljsi volji ne
moremo spraviti skupaj preko \$ 45.000.- na leto, kakor smo
obvezani.

Zavedamo se, da ste nam napravili neizmerno uslugo s tem, da
ste nam dali posojilo, posebno na tako ugodne obresti in da
ste tako dolgo cakali na nas.

Prav bi bilo in cas je ze, da vam denar povrnemo, zal pa take
vsote naenkrat nimamo in je nikakor ne bi mogli zbrati, razen
ce bi prodali klub, kar pa verjetno ne bi bilo prav ne nam ne
vam.

Posvetovali smo se ze o teh problemih z Dr Pucnikom, ko je bil
pri nas na obisku in svetoval nam je, naj poskusimo doseci, da
bi imeli daljsi casovni termin za povrnitev kapitala. V naj-
boljsem primeru bi lahko placali okrog \$ 7.000.- na leto
plus obresti. Vljudno vas prosimo, ce upostevate nase oko-
liscine in upamo, da bomo prisli do kompromisa, ki bi nam
omogocil povrniti nas dolg pod bolj ugodnimi pogoji.

S prijateljskimi pozdravi,

Za Klub Triglav Sydney,

Emil Kukovec Predsednik



TRIGLAV CLUB LIMITED

(Incorporated on 15th July, 1975)

Premises: 80 Brisbane Road, St. Johns Park, N.S.W.
Postal Address: P.O. Box 61, Canley Heights, 2166.

Telephone: 610 1627

Address all correspondence to The Secretary

Fax 823 2522

Ref. No. N/A

Date: 30.4.1993

SLOVENSKA IZSELJENISKA MATICA
CANKARJEVA CESTA 2/I, LJUBLJANA

FAX 38 61 210732

Zadeva: POSOJILO KLUBU TRIGLAV SYDNEY

Spostovani,

Obvescamo Vas, da smo na danasnji dan nakazali na racun Slovenske Izzeljeniske Matice st 50100- 620-133-7383-2818 /5 pri Ljubljanski Banki prvi obrok odplacila posojila v znesku Aus \$ 13.150.-, kar znasa v US \$ 9.319.41.

Prilagamo kopijo bancnega potrdila.
Lep pozdrav vsem pri Matici in hvala lepa za Vaso pomoc in potrpljenje.

Za Odbor Kluba Triglav,
Martha Magajna, tajnica

Martha Magajna

ID100
68713
(9/89)

TO: **Westpac Banking Corporation**
Canley Heights Branch

OVERSEAS → ☐ DRAFT ☒ TELEGRAPHIC TRANSFER

Subject to the conditions shown overleaf; please issue the payment detailed hereon.

Paying bank Overseas (if known) *Ljubljanska Banka, Ljubljana*

Applicant's name *TRIGLAV CLUB LTD.*

and address *80 Brisbane Rd, ST JOHNS PK Ph: 610-1627*

Beneficiary's Account No. (if known) *50100-620-133-7383-2818/5*

Beneficiary's name *SLOVENIAN EMIGRATION SOCIETY.*

and address *LJUBLJANA.*

Any Message?

REQUISITION

Date 30.4.93.

For T.T. payments please answer the following questions

How is the overseas bank to pay the beneficiary?

☒ Credit account and advise

☐ Advise and pay

☐ Pay on application and identification

BANK USE ONLY

☐ Ordinary ☐ Urgent

ABS Requirements

Term Code: 007 Country Code: 001

CANLEY HEIGHTS N.S.W.

Corporation

CUSTOMER COPY

BANK USE ONLY

T.R. No.

BSB No. *21378* Reciprocal Bus. ☒ Yes ☐ No

RATE *7087* DRAWING CODE *LBAD001 024*

F.E.C. No. COVER No.

VALUE Tax Screening Requirements complied with initials

Conv to *8* CASH & CHEQUES *13170-*

Checked by TELETRANSMISSION COST

FEE *20-*

NET LOCAL AMOUNT *13150-*

CORRESPONDENT BANK

LJUBLJANSKA BANKA D

LJUBLJANA SLOVENIA

Currency and Amount
USD *9319 41* x *Martha Magajna* Signature



TRIGLAV CLUB LIMITED

(Incorporated on 15th July, 1975)

Premises: 80 Brisbane Road, St. Johns Park, N.S.W.

Postal Address: P.O. Box 61, Canley Heights, 2166.

Telephone: 610 1627 fax 609 1088

Address all correspondence to The Secretary

Ref. No. N/A

Date: 12.1.1993

AMORTIZACIJSKI NACRT

ZA ODPLACILO POSOJILA SLOVENSKEGA KLUBA TRIGLAV LTD SYDNEY
SLOVENSKI IZSELJENISKI MATICI, LJUBLJANA, SLOVENIJA.

POSOJILO: AU\$ 187.812,07 ODPLACILNA DOBA: 20 (dvajset) let

OBRESTNA MERA: 2 % PRICETEK ODPLACEVANJA: 1. maj 1993.

DATUM DOSPETJA	GLAVNICA	ODPLACILO GLAVNICE	OBRESTI	SKUPAJ
1.5.1993	187.812.07	9.391.-	3.756.24	13.147.24 ✓ 13150.✓
1.5.1994	178.421.07	9.391.-	3.568.42	12.959.42
1.5.1995	169.030.07	9.391.-	3.380.60	12.771.60
1.5.1996	159.639.07	9.391.-	3.192.78	12.583.78
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1.5.1998	140.857.07	9.391.-	2.817.14	12.208.14
1.5.1999	131.466.07	9.391.-	2.629.32	12.020.32
1.5.2000	122.075.07	9.391.-	2.441.50	11.832.50
1.5.2001	112.684.07	9.391.-	2.253.68	11.644.68
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1.5.2004	84.511.07	9.391.-	1.690.22	11.081.22
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1.5.2006	65.729.07	9.391.-	1.314.58	10.705.58
1.5.2007	56.338.07	9.391.-	1.126.76	10.517.76
1.5.2008	46.947.07	9.391.-	938.94	10.329.94
1.5.2009	37.556.07	9.391.-	751.12	10.142.12
1.5.2010	28.165.07	9.391.-	563.01	9.954.01
1.5.2011	18.774.07	9.391.-	375.48	9.766.48
1.5.2012	9.383.07	9.383.07	187.66	9.570.73

ZA ODBOR KLUBA TRIGLAV LTD

Peter Krobe, predsednik

Peter Krobe

Martha Magajna, tajnica

Martha Magajna

GABRAMATTA Branch

1/4/1987

TO: TRIGLAV CLUB LIMITED

Referring to your application for accommodation, we are pleased to advise that the Bank is prepared to grant you but only during its pleasure a ~~*Term/Farm Development~~ Loan of \$ 50,000 (FIFTY THOUSAND DOLLARS ONLY) in an account styled "TRIGLAV CLUB LIMITED" ~~*Term/Farm Development~~ Loan Account" (hereinafter called "the Loan Account") on the following conditions:

(1) Securities

(a) Security for the loan is to be:

- (i) securities if any already held by the Bank for other accommodation; and
- (ii) the following additional securities:

RPA 2ND MORTGAGE BY DEBTORS OVER ~~LOT A BIBBYE ROAD ST JOHNS PARK~~ ^{LOT A BRISBANE RD. ST. JOHNS PARK}

This letter confers no rights on the Bank to enforce the giving of these additional securities but there is no obligation to make all or any part of the loan until they are executed and delivered in a form satisfactory to the Bank.

- (b) The securities referred to in (a) of this clause shall extend to cover (to the extent expressed in each of such securities) not only the debit balance of the Loan Account from time to time, interest thereon, and fees and charges relating thereto, but also all your other liabilities to the Bank, past present or future, actual or contingent, and whether alone or jointly with any other person.

(2) Drawings and Other Operations on the Loan Account

(a) The Loan is to be drawn to the full amount and thereafter no operations shall be made on the Loan Account other than repayments of principal and the charging and payment of interest and fees relating to the Loan Account except:

- (i) by prior arrangement in writing with the Bank; or
- (ii) to the extent that the Bank may be entitled to debit or charge moneys to the Loan Account in terms of this letter or under any guarantee or other security held by the Bank.

(b) The Loan is to be drawn to the full amount

in one instalment not later than 19/5/1987

* in instalments, as arranged with the Bank from time to time, with final drawdown not later than 19.....

(3) Fees and Charges

(a) The following fees and charges will be payable:

- (i) a holding fee at the rate of 0.15% per month (or any part thereof) on any portion of the Loan not drawn before 19/5/1987; and
- (ii) all fees and charges relating to the Loan Account charged or chargeable by the Bank according to its usual practice from time to time.

(b) Any fees or charges in (a) of this clause which are not paid may be debited by the Bank to the Loan Account without the necessity for prior demand for payment.

(4) Interest Rate and Payment of Interest

- (a) The rate of interest payable on the debt in the Loan Account shall be at the initial rate of 19.625 per cent per annum, provided however that the Bank may at any time and from time to time at its discretion, and without prior or any notice, increase or decrease the said rate of interest but the rate as then varied shall not exceed the prevalent rate charged or chargeable by the Bank at the time of such variation to other customers on Loans of a like term and nature.
- (b) Interest shall be payable on the full amount from time to time owing in the Loan Account, calculated on daily balances, and shall be debited by the Bank to the Loan Account on such days and at the end of such periods as the Bank may from time to time determine, and until the Bank shall otherwise determine on 31st March, 30th June, 30th September and 31st December in each year.
- *(c) Interest payable in terms of (b) of this clause shall be paid by you to the credit of the Loan Account in every case not later than seven days after the date on which the said interest was debited to the Loan Account in terms of (b) of this clause.

(5) Repayments

- (a) The debt in the Loan Account shall be repayable on demand but until any such demand shall have been made shall be repaid by instalments of \$ 950-00 each MONTH. The first of such instalments shall be payable on 19 and subsequent instalments on the 19 day of each succeeding 19.
From 19 instalments shall increase to \$ each
- (b) If the rate of interest is varied as provided in Clause 4 the Bank may at its discretion require that instalments payable under (a) of this clause be appropriately adjusted.

(6) Prepayments and Special Reductions

Prepayments of instalments and special repayments in permanent reduction of the debt in the Loan Account will be accepted by the Bank at any time, and without prior notice, to the credit of the Loan Account.

(7) No Interest Set-off

No set-off for the purpose of calculation of interest will be allowed between the debt owing from time to time in the Loan Account and any credit balance standing from time to time in any of your other accounts with the Bank.

(8) Combination of Accounts and Appropriation of Balances

The Bank may at any time at its discretion, and without notice to you, combine any account which you at any time have with the Bank, including the Loan Account, with any other of your accounts with the Bank and may appropriate any credit balance at that time standing in any of your accounts with the Bank in or towards payment of the indebtedness in any other account including the Loan Account.

Should the above offer and conditions be acceptable to you, would you please sign this letter where indicated and return it to us. This letter, your acceptance and the security (if any) referred to in Clause (1)(a) will then constitute the agreement between the Bank and yourself in respect of the Loan.

.....
Manager.

*Pursuant to a resolution of the Board of Directors passed on 19

I/We hereby accept the above offer and conditions after having carefully read and considered the same and confirm that your letter, this acceptance and the security (if any) referred to in Clause (1)(a) are the only documents constituting the agreement in respect of the Loan.

DIRECTOR

SECRETARY

[Signature]
Peter Kropke

Per.

19 87

The Manager,
*Westpac Banking Corporation,
*Westpac Savings Bank Limited,

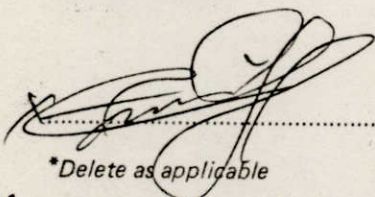
Dear Sir,

As directed in Schedule 1 below, please debit the account mentioned therein, on the date(s) and with the amount(s) listed in the said Schedule, PLUS current Bank charges for this service in force from time to time and place the amount LESS such charges as per instructions contained in Schedule 2 below. Where the amount stated in Schedule 1 relates to Loan Agreement dated between me/us and the Bank/Westpac Savings Bank Limited*, I/we authorise the Bank to vary that amount in order that it will remain identical with amounts payable by me/us under Clause 6 of the said Loan Agreement.

I understand the Bank accepts this order only upon the following conditions, namely:

1. The Bank accepts no responsibility to make such periodical payments, and accordingly the Bank shall not incur any liability through any refusal or omission to make or error in making all or any of the payments or by reason of late payment.
2. This order is subject to any arrangements now subsisting or which may hereafter subsist between myself and the Bank in relation to my account or any banking accommodation afforded to me.
3. The Bank may in its absolute discretion conclusively determine the order of priority of payment by it of any moneys pursuant to this or any other order or cheque which I have heretofore or may hereafter give to the Bank or draw on my account.
4. The Bank may at its pleasure terminate this order as to future payments at any time in writing to me or without notice at any time after being advised by the abovementioned payee that no further payment is required.
5. This order will remain effective for the protection of the Bank in respect of payments made in good faith notwithstanding my death or bankruptcy or the revocation of this order by any other means until notice of my death or bankruptcy or of such revocation is received by the Bank.
6. Funds will be available in the account to meet such periodical payments at such time or times as they fall due.

Yours faithfully,


*Delete as applicable

BANK USE ONLY	RECEIVED DATE		
	(Signature)		
	AUTHORISED BY	RECORDED BY	CHECKED BY
	Card Index Numbers		
..... Acct.			

SCHEDULE 1

ACCOUNT TO BE DEBITED	ACCOUNT NO.	DUE DATE	AMOUNT
		1st payment / /19 and thereafter on the of each with the sum of until *further notice * / /19 or with any sum payable by me/us from time to time under Loan Agreement referred to in paragraph 1 hereof.	\$ \$

SCHEDULE 2

TO BE CREDITED/FORWARDED TO:	ACCOUNT NO.	REFERENCE (if applicable)
AT (Name & Address of Bank, etc.):		B/S/B



LIVERPOOL

2/313

MORTGAGE M

(REAL PROPERTY ACT, 1900)

	of	
\$		

TORRENS TITLE REFERENCE	If part only, delete WHOLE and give details	LOCATION
VOLUME 6356	WHOLE	PARISH ST LUKE
FOLIO 136		COUNTY CUMBERLAND
TRIGLAV CLUB LIMITED OF LOT a BIBBYS ROAD ST JOHNS PARK		

the abovenamed MORTGAGOR ("the Mortgagor") and the Debtor named in the Schedule hereto ("the Schedule") covenant with the undermentioned Mortgagee that the provisions set forth in the Schedule shall be deemed to be incorporated herein and for the purpose of securing to the Mortgagee the payment of the moneys described in the Memorandum referred to in the Schedule ("the Memorandum") as "the moneys hereby secured" the Mortgagor mortgages to the MORTGAGEE

WESTPAC BANKING CORPORATION

OFFICE USE ONLY

all the Mortgagor's estate and interest in the land above described (which land is referred to in the Memorandum as "the mortgaged premises") subject to the following PRIOR ENCUMBRANCES:

- | | |
|---------------------|----|
| 1. MORTGAGE S717192 | 2. |
| 3. | 4. |

SCHEDULE HEREINBEFORE REFERRED TO

THIS MORTGAGE IS GIVEN in consideration of WESTPAC BANKING CORPORATION ("the Bank") at the request of each of the signatories hereto (which request is testified respectively by their execution hereof) forbearing to sue forthwith in respect of advances or accommodation already granted or afforded or presently granting or affording advances or accommodation or at any time or from time to time hereafter granting or affording advances or accommodation and in each such case whether such advances or accommodation are at the discretion and during the pleasure of the Bank or otherwise to (a) THE SAID TRIGLAV CLUB LIMITED

("the Debtor") either alone or jointly with any other person.

For the consideration aforesaid, the Mortgagor and the Debtor severally covenant with the Bank:

- That the respective expressions "Mortgagor" and "Debtor" where used herein bear the meaning given to those words in the Memorandum.
- That the Mortgagor and the Debtor will each observe the provisions of the Memorandum filed in the Registrar General's Office as No. V581852 and which provisions are deemed to be incorporated herein.

Lodged by: Westpac Banking Corporation

Address: The Banking House, 228 Pitt Street,
Sydney

Phone No. 226 2611

Delivery Box Number 37Y

LOCATION OF DOCUMENTS	
CT	OTHER
	Herewith
	In R.G.O. with
	Produced by

Westpac Banking Corporation

CABATIANA

First Bank in Australia

177973

11 19 87

Pay *TRIGLAV CLUB LIMITED*

or bearer

the sum of *FIFTY THOUSAND DOLLARS ONLY*

\$ 50 000

STAMP
DUTY
PAID

TRIGLAV CLUB LIMITED TERN WAN
032-172 91-2440.

11 177973

Peter Brooke

Dear Sir,

(a) Full name We request you to open or continue to conduct, as the case may be, for (a)
of society,
lodge or club

(b) Full (hereinafter called "the Body") an account styled (b)
name of the
Account (hereinafter called "the Account").

(c) Delete (c) We hand you a copy of the
phrase not You have received a copy of the
required There are no Rules, By-Laws or Written Constitution at present in force.

(d) If By a resolution of a legally constituted meeting of the (d)
appropriate insert of the Body authority was given to (e)
committee or board of management to do in the name of the Body all or any of the following things, viz:—

1. Draw cheques upon the Account.
2. Overdraw the Account to any extent permitted by the Bank.
3. Authorise the Bank to make any periodical payments to the debit of the Account and to debit the Account with all charges and other costs connected with such payments.
4. Place money on interest bearing deposit or deposit account in the name of the Body and receive payment of the same and any other moneys at any time on interest bearing deposit or deposit account in the name of the Body and interest thereon. Also to give the Bank instructions regarding the disposal, renewal, conversion, or breaking of the period of any interest bearing deposit or deposit account in the name of the Body or as to any other matter relating thereto.
5. Have access to, demand of and receive from the Bank and give it any instructions regarding any boxes, packets, deeds, Commonwealth Treasury Bonds, Savings Certificates, share or stock certificates, debentures, certificates of deposit, or other documents or property of any kind whatsoever at any time held by the Bank on behalf of the Body.

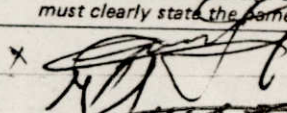
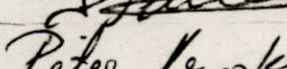
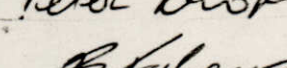
(f) Treasurer By the said resolution any one of the (f)
or secretary, was authorised to endorse cheques, drafts, bills of exchange, promissory notes, and other instruments made payable to or to the order of the
or as the Body and lodged with the Bank for credit of the Account.
case may be

The names, designations and specimen signatures of the duly appointed office-bearers now authorised to act under the resolution referred to are as set out in the schedule hereunder.

Such authority is to continue in full force and effect until the branch of the Bank at which the Account is at the time being conducted receives

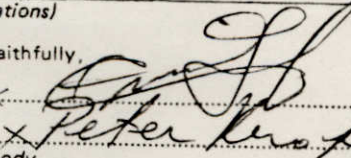
(g) President notice in writing from the (g)
and secretary of the Body of the cancellation thereof.
or other principal officers The notice(s) previously given by us to you regarding person(s) authorised to sign or act in respect of the matters abovementioned is hereby terminated except as regards any cheques or other instruments dated prior to the date hereof and presented for payment after receipt by the Bank of this notice and as regards any act done by the Bank or such person(s) in pursuance of the authority referred to in such previous notice(s).

SCHEDULE

FULL NAMES OF ALL PERSONS NOW AUTHORISED	OFFICIAL DESIGNATIONS	SPECIMEN SIGNATURES (All cheques must clearly state the name of the Account)
EMIL KUKOVEC		x 
KARLO SAMSA		
PETER KROPE		Peter Kroke
BRANKO FABJANCIC		
JOZE BRATONIC		J. Bratonic
STEFKA DOLSEK		
DAVID ULJAN		
MAX PAHOR		

(Please initial all alterations)

Yours faithfully,

(h) Signatures (h) x  (DIRECTOR)
and designations of x Peter Kroke (SECRETARY)
president and of the Body
secretary or
other principal officers

(Address for forwarding any communications)

Account No.
912440

BANK USE ONLY	RECEIVED		
	DATE.....		
	(Signature)		
	AUTHORISED BY	RECORDED BY	CHECKED BY

THE MANAGER,
WESTPAC BANKING CORPORATION,
.....CABRAMATTA.....

DEAR SIR,

WE HEREBY CERTIFY THAT:-

1. REGISTERED OFFICE IS271 BIGGE ST. LIVERPOOL.....

~~2.PTY LIMITED AND~~

~~ARE/ARE NOT RELATED AS DEFINED IN SECTION 7(5) OF THE COMPANIES ACT,~~

~~3. REGISTERED OFFICE OFPTY LIMITED IS~~

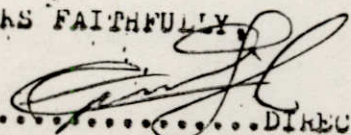
DATED THIS

DAY OF

19 87.

YOURS FAITHFULLY,

4.

X  DIRECTOR

.....DIRECTOR

X Peter Berge SECRETARY

.....SECRETARY

FOR AND ON BEHALF OF

FOR AND ON BEHALF OF

..TRIGLAV CLUB..... LIMITED

.....PTY LIMITED

NOTE: DELETE 2, 3 & 4 WHERE TWO COMPANIES ARE NOT INVOLVED.

THE MANAGER,
WESTPAC BANKING CORPORATION,
.....CABRAMATTA.....

DEAR SIR,

WE ADVISE FULL NAMES OF DIRECTORS, SECRETARY AND/OR SHAREHOLDERS AND THEIR
RESPECTIVE SHAREHOLDING ARE AS FOLLOWS:-

<u>DIRECTORS</u>	<u>SHAREHOLDING</u>	<u>NUMBER AND CLASS</u>
LI POLS SONJA	}	No SHARES
OSTRIC MILAN		
LAJINA ROMAN		
FEBIAN STANKO		
RODERMAN FRANE		

SECRETARY
~~LI POLS SONJA~~
PETER KROPE

NO SHARES (LIMITED BY
GUARANTEE
ONLY)

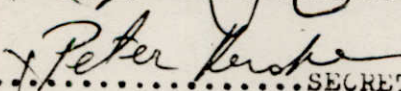
OTHER SHAREHOLDERS (IF ANY)

NIL

DATED THIS DAY OF

1987.

YOURS FAITHFULLY.

X.  DIRECTOR
X.  SECRETARY

FOR AND ON BEHALF OF

.....TRIGLAV CLUB LIMITED.....

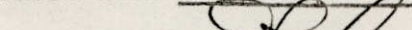
TO: WESTPAC BANKING CORPORATION

We hereby certify that TRIGLAV CLUB LIMITED.

is an exempt proprietary company in terms of Section 5 of the Companies (New South Wales) Code.

Dated this 2 day of June 1987

Dated this _____ day of _____ 19____

 Director) of TRIGLAV CLUB LTD.
)
Peter Kropke Secretary) _____

YOURS FAITHFULLY,

X. *[Signature]* DIRECTOR
X. *Peter Kreske* SECRETARY

FOR AND ON BEHALF OF

TRIGLAV CLUB LIMITED

I hereby certify that this is a true and up to date copy of the Memorandum
and Articles of Association ofTRIGLAV CLUB LIMITED.....
~~pty. limited~~

X *Peter Kropf*
.....
Secretary 1 187

YOURS FAITHFULLY.

X. *[Signature]* DIRECTOR
P. H. 1

TO: *Westpac Banking Corporation
~~*Westpac Savings Bank Limited~~

11

I/We refer to my/our application for a loan and acknowledge that I/we am/are aware that the Bank will have inspections made of the property offered as security for the purpose of deciding whether it will make the advance and will also have periodical inspections made from time to time in the case of any building in course of erection to determine what sums it will make available. I/We further acknowledge that I/we am/are aware that such inspections are made for the Bank's purposes only, that the Bank shall not be under any obligation to disclose to me/us the contents of any report made pursuant thereto, and that even if the contents of any such report are communicated to me/us the views expressed therein will in no way amount to a warranty or representation as to the value or fitness for any purpose of the building or as to the quality of workmanship contained therein, or as to any other matter whatsoever.

Yours faithfully,

FOR AND BEHALF OF

TRIGLAV CLUB LIMITED

DIRECTOR

X

SECRETARY

X

Peter Kroke

*Delete and initial that which is not required.

THIS DEED is made the day of 1981
BETWEEN TRIGLAV CLUB LIMITED of

(hereinafter called
"the Mortgagor") of the one part
AND EURO FURNITURE PTY. LIMITED of 18/20 Glenvale
Crescent, Mulgrave (hereinafter called "the Mortgagee") of
the other part

WHEREAS by Mortgage No. S717192 TRIGLAV PTY. LIMITED of
403 Guildford Road, Guildford in consideration of a
principal sum of ONE HUNDRED AND SEVENTY TWO THOUSAND
EIGHT HUNDRED AND TWENTY DOLLARS (\$172,820.00) advanced to
it by the Mortgagee upon the security of the land and
hereditaments described in the said Mortgage (hereinafter
referred to as "the Mortgaged Property") covenanted and
agreed with the Mortgagee to repay the advance in the
manner and at the time therein provided

AND WHEREAS there remains on the security of the said
Mortgage a principal sum of ONE HUNDRED AND SEVENTY TWO
THOUSAND EIGHT HUNDRED AND TWENTY DOLLARS (\$172,820.00)

AND WHEREAS the Mortgagor has contracted to purchase the
Mortgaged Property from Triglav Pty. Limited subject to
the said Mortgage

AND WHEREAS the Mortgagee has in consideration of the
execution of these presents agreed to allow the said
principal sum to be repaid in the manner provided in the
said Mortgage

NOW THIS DEED WITNESSETH that in consideration of the
premises the Mortgagor for itself and its successors
HEREBY COVENANTS AND AGREES with the said Mortgagee its
successors and assigns that it will pay to the Mortgagee
the said principal sum at the rate and in the manner
provided in the said Mortgage and will observe all the
provisions covenants and conditions contained in the said
Mortgage covenanted or implied on the part of the
Mortgagor to be performed PROVIDED ALWAYS and it is hereby

agreed and declared that the powers of sale and all trusts powers covenants provisions agreements declarations and provisos ancilliary and incidental or relating thereto and all other covenants powers attornments and provisos contained in the said Mortgage shall remain in full force and effect and be binding upon the Mortgagor in like manner as if it were the party named in the said Mortgage as Mortgagor and all things and payments which under any of such trusts powers covenants provisions agreements declarations and provisos ought to be done performed observed or made by the Mortgagor named in the said Mortgage and which the Mortgagee is authorised to do may be done performed observed or made by the Mortgagee in its discretion AND the said Mortgagor DOTH HEREBY CHARGE the said land and hereditaments with the due payment of the principal sum of ONE HUNDRED AND SEVENTY TWO THOUSAND EIGHT HUNDRED AND TWENTY DOLLARS (\$172,820.00) and interest.

IN WITNESS WHEREOF these presents have been duly executed the day and year first hereinbefore written.

THE COMMON SEAL of TRIGLAV)
CLUB LIMITED was hereunto duly)
affixed in the presence of:)

Karl Polson
(Secretary)

J. Brastor
(DIRECTOR)

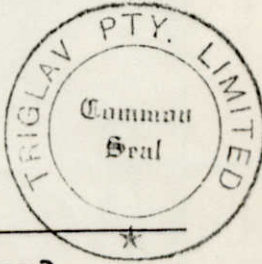


THE COMMON SEAL of EURO)
FURNITURE PTY. LIMITED was)
hereunto duly affixed in)
the presence of:)

THE COMMON SEAL of TRIGLAV)
PTY. LIMITED was hereunto duly)
affixed in the presence of:)

Karl Polson
(SECRETARY)

J. Brastor
(DIRECTOR)



THIS AGREEMENT is made the date set out in the Schedule hereto BETWEEN the parties named and described in the Schedule being the lender THE SLOVENIAN EMIGRATION SOCIETY of the first part (hereinafter called 'the lender') and the borrower being TRIGLAV PTY. LIMITED (hereinafter called 'the borrower') of the second part and the administrator EURO FURNITURE PTY. LTD. (hereinafter called 'the administrator') of the third part WITNESSETH that WHEREAS the lender is prepared to make available to the borrower the sum of approximately A\$250,000.00 (hereinafter called 'the loan amount') on the terms and conditions set out hereinafter to enable the borrower to finance the erection of a building at the address set out in the Schedule for use by the borrower in its activities and WHEREAS the administrator is to act in Australia for and on behalf of the lender to supervise and administer the advancing of the loan amount from time to time THE PARTIES HERETO HAVE AGREED AS FOLLOWS:-

1. THE lender will make available to the administrator the loan amount which said loan amount shall be provided to the administrator in a form which enables the administrator to draw upon that loan amount from time to time for purposes of payments as set out hereinafter.
2. THE administrator is hereby authorised and entitled to draw upon the said loan amount and to pay the same to the borrower from time to time in accordance with the terms and conditions set out hereinafter.
3. THE borrower shall be entitled to notify the administrator in accordance with the terms of this Contract as to progress being made with the construction of the building to be erected at the address set out in the Schedule hereto.
4. THE borrower agrees that for the purposes of this agreement the commencement date shall be the date it is advised by the administrator that the said loan amount has been remitted by the lender to the administrator's bank account for the purposes of this agreement.
5. THE parties hereto agree and acknowledge that of the total of the loan amount which the lender will make available

to the borrower only such amount as shall have been drawn by the borrower pursuant to this agreement before 15th April, 1982 shall be payable to the borrower and any balance of the loan amount which is not drawn by the 15th April, 1982 shall be regarded as having lapsed and shall no longer be available to the borrower and shall be transferred back to the lender by the administrator within 30 days from the 15th April, 1982.

6. NO payments shall be made by the administrator to the borrower pursuant to this agreement until the borrower has satisfied both the administrator and the lender that all necessary authorities and permits have been obtained for the construction of the said building.

7. THE borrower shall provide to the administrator appropriate certificates from an architect and accountant acceptable to the administrator setting out the value of works performed for the borrower in connection with the construction of the said premises from time to time; upon production to the administrator of such said certificates duly signed by the said accountant and architect the administrator is hereby authorised to pay to the builder responsible for erection of the said premises an amount which together with all amounts previously paid pursuant to this agreement totals not more than 90% of the amount so certified by the architect and accountant. In the event that in addition to the certificates as to value referred to previously the architect and accountant also present certificates of completion in connection with the said building works then the administrator may advance to the borrower the total amount so certified such said amount to be retained in an account in the names of both the borrower and the administrator requiring the signature of both pending the payment out of such said sum to the builder in accordance with any clause relating to the retention of such monies.

8. THE borrower shall be responsible for arranging for such certificates as may be required to be presented to the administrator and such, said certificates shall only be presented in accordance with any Schedule of payments set out in any building contract which the borrower may have entered into for the purpose

of effecting the building works referred to above.

9. THE lender hereby acknowledges that the administrator shall not be responsible to assess the accuracy or correctness of any certificates presented to the administrator on behalf of the borrower but shall be entitled to rely upon same and to make the appropriate payments as referred to above.

10. THE administrator shall be entitled to deduct from the said loan amount its expenses of supervising the payments to the borrower pursuant to this agreement and such expenses shall be based on the number of hours incurred by the administrator in such supervision at the rate per hour usually charged by Chartered Accountants provided however that the amount so deducted by the administrator shall not exceed the sum of \$15,000.00.

11. THE borrower shall in addition to being liable for the payment of interest as hereinafter provided be liable for any costs incurred in the actual remittance to the lender of any instalment pursuant to this agreement.

12. THE borrower agrees to pay interest to the lender on the actual amount borrowed at the rate set out in the Schedule hereto and described as the higher rate. Such interest will commence from the date of the first payment by the administrator to the borrower and such interest will be paid on so much of the loan amount as is actually paid to the borrower. The first payment of interest is to be made by the borrower on 1st May, 1982 and shall comprise interest on the actual amounts received from the commencement date until 30th April, 1982. Thereafter, interest shall be calculated yearly on the total amount borrowed and which is from time to time outstanding and shall be payable yearly on 1st May in each year until 1st May, 1991 when the balance of all monies advanced to the borrower together with any outstanding interest are to be repaid to the lender PROVIDED HOWEVER that should the borrower have paid and the administrator have received by 1st May in each year until the 1st May, 1991 interest on the amount borrowed which is from time to time outstanding then the lender will accept interest at the rate set out in the Schedule and described as the lower rate in lieu of interest

at the higher rate.

13. THE borrower agrees to pay interest as referred to above calculated and payable as set out in the Schedule hereto.

14. THE borrower agrees to repay to the lender the amount borrowed pursuant hereto by ten equal annual instalments each of such instalments to be one tenth of the amount so borrowed the first of such instalments to be paid on 1st May, 1982 as set out in the Schedule hereto and the final instalment on 1st May, 1991.

15. IF the borrower shall be in default in the payment of any instalment either of interest or principal and shall remain in default for a period of 30 days the lender shall be at liberty to demand the immediate repayment of the borrowed sum or so much thereof as shall then be unpaid together with all interest thereon at the higher rate as set out in the Schedule hereto.

16. THE lender shall have the right at any time while there are monies owing to it by the borrower pursuant to this Agreement to call up the whole or part of such monies by giving to the borrower three months prior notice in writing of its intention so to do.

17. THE borrower agrees that upon being given notice in writing so to do it will execute such mortgage or mortgages in favour of the lender or the administrator as the lender or the administrator may require but so that the obligations of the borrower under such mortgage or mortgages shall not be more onerous than the obligations of the borrower under this agreement PROVIDED FURTHER that the borrower shall be responsible for paying all costs stamp duties and expenses of any nature whatsoever associated with the preparation registration and completion of such said mortgage documents PROVIDED FURTHER that such said mortgage documents shall include such provisions as would normally be included in a mortgage prepared by the Solicitors acting for the administrator in the ordinary course of their mortgage practice including requirements as to insurance in the names of the lender and administrator if required and undertakings as to payment

of rates and charges and covenants for repair and maintenance.

18. THE parties hereto acknowledge that this agreement is subject to the consent of all of the relevant Australian authorities to the transfer of the loan amount from Yugoslavia to Australia.

SCHEDULE

1. DATE

The day of , 1981.

2. PARTIES

Full name, address and description of the parties.

- (a) Lender - Slovenian Emigration Society of Ljubljana
of Cankarjeva UL. 1. 61.000 Ljubljana.
- (b) Borrower - Triglav Pty. Limited of
403 Guilford Road, Guilford
- (c) Administrator - Euro Furniture Pty. Ltd. of 18-20 Glenvale
Crescent, Mulgrave.

3. AVAILABLE SUM:

Approximately A\$250,000.00

4. ADDRESS OF SITE FOR ERECTION OF BUILDINGS:

Lot 19A Bibbys Road, St. Johns Park

5. INTEREST RATE:

- (a) Higher Rate:
4% per annum higher than the rate of interest charged
by the Commonwealth Trading Bank of Australia from
time to time on first mortgages of similar amounts.
- (b) Lower Rate:
2% per annum.

6. INTEREST PAYABLE:

- (a) Calculated yearly.
- (b) Payable to the lender yearly commencing on 1st May,
1982 and thereafter each year on 1st May, until 1st
May, 1991 when the balance of the loan amount is to
be repaid to the lender.

7. PRINCIPAL REPAYMENT:

- (a) Ten equal annual instalments commencing 1st May, 1982.
The final instalment comprising the balance of the
loan amount and interest outstanding is to be paid

on 1st May, 1991.

THE COMMON SEAL of TRIGLAV)
)
PTY. LIMITED was hereunto affixed)
)
 pursuant to a Resolution of the)
)
 Board of Directors and in the presence)
)
 of the persons whose names are)
)
 subscribed hereto.)

..... Director

..... Secretary

SIGNED by the SLOVENIAN)
)
EMIGRATION SOCIETY OF LJUBLJANA)

THE COMMON SEAL of EURO)
)
FURNITURE PTY. LTD. was hereto)
)
 affixed in accordance with its)
)
 Articles of Association in the presence)
)
 of:)

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