

DEED OF CONFIDENTIALITY

This agreement made 16 November 2005

Between Services UNE Limited ACN 065 648 419 of c/- Forsyths, Chartered Accountants, 127 Marius Street, Tamworth NSW 2340 (Services UNE)

And Darrell Hendry, PO Box 139 (the proposed Purchaser) Blatchurst NSW 2321

Recitals

- A. Services UNE is the owner of the freehold and business of Tattersalls Hotel situated at 174 Beardy Street Armidale.
B. The proposed Purchaser has approached Services UNE and has requested that Services UNE enter into negotiations for the sale of the Real Estate and Business to the proposed Purchaser or his nominee.
C. Services UNE has agreed to this request upon the condition that the proposed Purchaser enters into this Deed of Confidentiality.

Operative Part

- 1. Services UNE will provide the proposed Purchaser with particulars concerning its business including turnover, valuation of assets (plant and equipment) and generally particulars of its business including copies of its financials.
2. The parties agree that all such information shall be provided by Services UNE to the proposed Purchaser upon the basis that the information is provided on a confidential basis and will not be disseminated or discussed by the proposed Purchaser with any person other than his accountant or banker and even then the consent of Services UNE must be provided before any information is provided to the proposed Purchaser's accountant or banker.
3. The proposed Purchaser agreed that he will forthwith in writing advise Services UNE of the name of his accountant and banker.
4. In the event of the proposed Purchaser breaching the covenants contained in this deed, the proposed Purchaser acknowledges that he will be liable in damages to Services UNE for any loss sustained by it by reason of such breach.

Executed as a deed.

Executed on behalf of the Corporation named below by the authorized person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Services UNE Limited
Authority: Section 127 of the Corporations Law

Signature of authorized person: Signature of authorized person:

Name of authorized person: Name of authorized person:

Office held: Office held:

Signed by the proposed Purchaser in the presence of

[Handwritten signature]

[Handwritten signature]