

DEED OF MUTUAL TERMINATION OF BUILDING CONTRACT

This Deed is made on the *19th June 2015*

BETWEEN:

Tullipan Homes Pty Ltd of Suite 18,1 Reliance Drive Tuggerah.
(*Builder*)

AND

Anecito Jr Sagrado Mantilla & Charina Mantilla of 17 Valleyview Cresc., Glendale
(*Owner*)

BACKGROUND

- The *Builder* and the *Owner* have entered into a contract dated **29th January 2015** (*the Contract*) for the performance of building work at **24 Paddock Close, ELERMORE VALE NSW 2287**.
- The *Builder* has completed that part of the building work under *the Contract* up to **excavation stage**.
- The *Owner* has paid to the *Builder* the sum of **\$38,000** which includes the 5% deposit on the contract.
- The parties agree to end *the Contract*, and discharge their obligations pursuant to it, on the terms and conditions of this Deed.

OPERATIVE

1. The *Builder* and the *Owner* hereby end *the Contract* and release each other absolutely from any obligations arising out of or in connection with *the Contract*.
2. The *Owner* agrees that the *Builder* has no liability to perform or rectify building work that is incomplete at the date of this Deed and that the *Builder* is released from any obligations that may arise out of the operation of *the Contract* regarding incomplete work.
3. The *Builder* agrees that the amount paid by the *Owner* to the *Builder* for the amount of \$38000 will be transferred as a deposit on the new contract entered into on the 20th June 2015. The excavation costs to date will be transferred and form part of the new contract tender document 19.6.15.
4. ~~The operation of this Deed is conditional on the *Owner* entering into a separate contract for the performance of the incomplete building work under *the Contract* contemporaneously with the execution of this Deed~~

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4. The operation of this Deed is conditional on the *Owner* entering into a separate contract for the performance of the incomplete building work under *the Contract* contemporaneously with the execution of this Deed

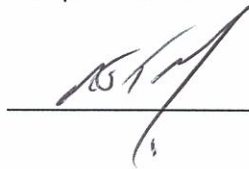
SIGNED AS A DEED

Owner: Anecito Jr Sagrado Mantilla & Charina Mantilla




(Signature)

Builder: Tullipan Homes Pty Ltd (Rodney Tullipan)



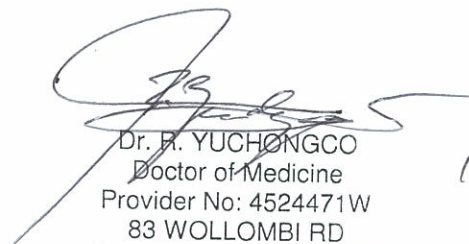
(Signature)

WITNESSED B.Y.

WAYNE R DOWNER
JUSTICE OF THE PEACE NSW
#144532
DATE 19 JUNE 2015

The Common Seal of the Company is affixed in the presence of:

A Justice of the Peace

Signed, Sealed and delivered in the presence of


Dr. R. YUCHONGCO
Doctor of Medicine
Provider No: 4524471W
83 WOLLOMBI RD
WEST CESSNOCK 2325
19/6/15

A Justice of the Peace

DR. RODOLFO L. YUCHONGCO JR.