

21 July 2010

TO THE SUPPLIER AS ADDRESSED

SYDNEY

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Dear Sir / Madam

**Peakhurst Inn Trading Pty Limited ACN 123 711 295
(Receivers and Managers Appointed) ("the Company")**

T/as Peakhurst Inn, Peakhurst ("the Hotel")

I refer to my appointment as Receiver and Manager ("Receiver") of the Company on 23 June 2009 and to my previous correspondence in relation to the Hotel.

I advise that the sale of the Hotel to Riversdale Pub Co No 2 Pty Limited settled on 21 July 2010.

Accordingly, I withdraw my undertaking for the provision of your goods and/or services to the Hotel, effective immediately. Please forward the final account for goods and/or services rendered during the Receiver's trading period from 23 June 2009 to 21 July 2010, to the following address:

Attention: Ivy Wu
Peakhurst Inn Trading Pty Limited
(Receivers and Managers Appointed)
C/: Vegas Hotel
54 Darlinghurst Road
KINGS CROSS NSW 2011

All outstanding purchases duly authorised by the Receivers will be paid in the ordinary course in accordance with existing credit terms. From 21 July 2010 the Receivers will not accept any further liability with respect to the relevant account for the Hotel.

In relation to ongoing charges, please contact the purchaser's representative whose details are provided below:

Contact: Jay Beecroft
Telephone: 02 9318 1547

In relation to pre-appointment invoices (prior to 23 June 2009), suppliers are advised that these debts will be deferred for the remainder of the Receivership and rank as

ADELAIDE
BRISBANE
MELBOURNE
NEWCASTLE
PERTH
HONG KONG
JAKARTA
KUALA LUMPUR
MANILA
MUMBAI
SHANGHAI
SINGAPORE
TOKYO

affiliated through
Zolfo Cooper
and
Kroll Worldwide
UNITED STATES
UNITED KINGDOM

To the Supplier as addressed
21 July 2010



unsecured claims in any subsequent liquidation of the Company (subject to adjudication by the Liquidator).

Should you have any queries in relation to the above please contact John Somerville of my office on (02) 9286 9842.

Yours faithfully
Peakhurst Inn Trading Pty Limited

A handwritten signature in blue ink, appearing to read 'PW', written over a faint horizontal line.

FOR

Peter Walker
Receiver and Manager