PORTION OF TONE-PERUP NATURE RESERVE

CONSERVATION AND LAND MANAGEMENT EXECUTIVE BODY

(LESSOR)

BLACKWOOD BASIN GROUP INC.

(LESSEE)

LEASE NO. 2513/100
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LEASE PLAN
1. **Lessor**

THE CONSERVATION AND LAND MANAGEMENT EXECUTIVE BODY of LOCKED BAG 104, BENTLEY DELIVERY CENTRE, WA 6983

2. **Lessee**

BLACKWOOD BASIN GROUP INC of POST OFFICE BOX 231, BOYUP BROOK, WA 6244

3. **Leased Area**

SEE AREA SHOWN HATCHED ON THE ATTACHED LEASE PLAN

4. **Term**

The period of fifteen years from the Commencement Date to the Expiry Date:

4.1 **Commencement Date:** First day of 1 July 2017

4.2 **Expiry Date:** Thirtieth day of June 2032

4.3 **Break Dates:** 31 December 2018 and 30 June 2022 and 30 June 2027

5. **Option to Extend the Lease**

**Option Period:** Nil

6. **Rent**

$1500 CPI indexed (excluding GST) for the first year of the term and then reviewed in accordance with the provisions of the lease.

7. **Permitted Use of the Leased Area**

Manage and operate accommodation and nature-based experiences at Perup: Nature’s Guesthouse and associated facilities, including camping.

8. **Minimum Public Liability Insurance Cover**

$10,000,000

9. **Special Provisions**

SPECIAL PROVISIONS

PERMIT FOR REMOVAL OF WATER FROM PART OF RESERVE NO. 47879

CONSERVATION AND LAND MANAGEMENT ACT 1984 - SECTION 101

1. The Leased Area is part of Tone-Perup Nature Reserve and is subject to the Perup Management Plan 2012.

2. Division 1 of Part VIII of the Conservation and Land Management Act 1984 ("Act") applies to the Leased Area.

3. The Minister has declared by notice published in the Government Gazette that a permit is required for removal and storage of water from the Leased Area.

4. Pursuant to section 101(1b) of the Act and subject to section 101(1e) of the Act, the Chief Executive Officer hereby grants to the Lessee a permit for the removal and storage of water from the Leased Area on the following terms and conditions:

   (a) the Lessee must comply with:

   (i) all laws attaching to or affecting the Leased Area or the storage and removal of water, including the Act and the Rights in Water and Irrigation Act 1914; and

   (ii) all terms of the Lease; and

   (b) the Lessee must not assign, transfer, mortgage or otherwise part with the benefit of this permit without the prior written consent of the Chief Executive Officer, such consent in the Chief Executive Officer's absolute discretion and subject to such terms and conditions as the Chief Executive Officer sees fit.

5. The Chief Executive Officer may add to, cancel, suspend or otherwise vary the terms and conditions of this permit from time to time.

6. Subject to paragraph 7, this permit shall expire or terminate on the same date as the expiry or termination of the Lease.

7. In addition to any penalty prescribed by the Act for which the Lessee may become liable in the event of any contravention of the terms and conditions of this permit, the Chief Executive Officer may cancel or suspend this permit by notice in writing to the Lessee if the Lessee breaches any of the terms and conditions in paragraph 4 as added to or otherwise varied from time to time in accordance with paragraph 6 and section 101(3)(b) of the Act.

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RECITALS
A. Pursuant to Section 155 (2) of the amended Conservation and Land Management Act 1984 (the Act) the land in Tone-Perup Nature Reserve (the Land) is vested in the Conservation and Parks Commission.
B. Pursuant to Section 100 of the Act, the Chief Executive Officer (CEO) has power to lease the Land for a term not exceeding 99 years on such terms and conditions as he/she thinks fit.
C. Section 36 of the Act allows for the Conservation and Land Management Executive Body ("Executive Body") to be established and to be governed by the CEO.
D. Section 37 of the Act allows for the Executive Body, as a body corporate, to perform functions of the CEO.
E. The Lessee has applied to the Lessor for a lease of that portion of the Land above described together with the Lessor's Property described in Annexure 2 and all buildings erections and other improvements now or hereafter erected thereon (collectively "the Leased Area").
F. The Lessor has agreed to lease the Leased Area to the Lessee for the term and at the rental respectively set out hereto and upon and subject to all the covenants agreements and stipulations contained in this lease.
G. Pursuant to Section 100(3) of the Act, the lease shall be laid before each House of Parliament within 14 sitting days of its execution by all parties and will be incorporated into Hansard.

TERMS AND CONDITIONS
1. GRANT
1.1. Grant of Lease

Pursuant to Sections 36, 37 and 100 of the amended Conservation and Land Management Act 1984, the Lessor leases the Leased Area to the Lessee for the Term subject to the terms and conditions of this Lease.

1.2 Termination on a Break Date

If the Lessee gives the Lessor at least 3 months' notice that it intends to end the Term on a Break Date stated in the notice, that Break Date becomes the Date of Expiration.

1.3 Quiet Enjoyment

For as long as the Lessee complies with the Lessee's obligations under this Lease, the Lessee may occupy and use the Leased Area during the Term without disturbance or interference by the Lessor except as permitted by this Lease or by law.
2. **OPTION TO EXTEND**

2.1 **Option Period**

If a period is specified in item 5 of the Schedule, the Lessee has the option to extend this Lease at the Lessor’s discretion for the Option Period, but only if:

1. the Lessee notifies the Lessor in writing that the Lessee wants to extend this Lease for that period at least 3 months before the Expiry Date (but not earlier than 6 months before that date); and

2. the Lessee is not in default under this Lease as extended when the option is exercised.

2.2 **Terms and Conditions**

If this Lease is extended under clause 2, all the provisions of this Lease continue to apply, except the option and agreed variation in clause 2.

2.3 **Rent during Option Term**

The rent payable by the Lessee from the beginning of any extended term of this Lease is to be the same rent payable immediately before the date of commencement of the extended term unless that date is a Rent Review Date, in which case the rent is to be reviewed with effect from that date, and the rent is subject to further review during the extended term as provided in this Lease.

2.4 **Default after exercise of Option**

If the Lessee defaults under this Lease after exercising an option to extend the term of this Lease, the Lessor is not prevented from exercising any rights, including the right to terminate this Lease. If this Lease is terminated, the Lessor is not under any obligation to grant a lease of the Leased Area to the Lessee for any extended term.

2.5 **Definitions**

In this Lease:

*Option Period* means the period specified in item 5 of the Schedule.

3. **RENT**

3.1 **Amount of the Rent**

The annual rent payable under this Lease from the Commencement Date is the amount specified in item 6 of the Schedule.

3.2 **Manner of Payment**

The Lessee must pay the rent by equal annual instalments in advance. The first instalment is to be paid on the Commencement Date and subsequent instalments are to be paid on each anniversary of the Commencement Date. Rent payable for part of a year is to be proportionately adjusted on a daily basis.
4. RENT REVIEW

4.1 Implementation and Interpretation of Rent Review

In this Lease:

4.1.1 CPI

With effect from (and including) each Rent Review Date specified in this clause 4 as a "Rent Review Date", the rent must be reviewed on the basis that the reviewed rent is to be the higher of:

(1) the rent applying immediately before the relevant review date; or

(2) the amount calculated by using the following formula:

\[ A = \frac{B}{C} \times D \]

Where:

A = the amount of the reviewed rent which is payable from (and including) the relevant review date.

B = the last quarterly CPI Index Number published before the relevant review date.

C = the last quarterly CPI Index Number published before the previous Rent Review Date (or in the case of the first review, before the Commencement Date).

D = the amount of the rent applying immediately before the relevant Rent Review Date.

4.1.2 Crown Land Rent Review

(a) With effect from (and including) each date specified in this clause as a Crown Land Rent Review Date, the Lessor can require that the rent be reviewed on the following basis.

(b) If the Lessee has not agreed in writing to the amount of the reviewed rent proposed by the Lessor within one month of receiving such advice, the amount of the reviewed rent is to be the higher of:

(1) the rent applying immediately before the relevant Crown Land Rent Review Date;

(2) the Crown Land Rent Review for the Leased Area determined by a valuer licensed under the Land Valuers' Licensing Act:

(i) agreed to by each of the parties; or

(ii) appointed by the President for the time being of the Australian Property Institute (WA Division) at the request of either party, which valuer must have at least 5 years' experience in valuing Area of a similar nature to the Leased Area.
(c) The Lessor must pay the fees charged by any valuer appointed under this Agreement to determine the Crown Land Rent for the Leased Area.

(d) Crown Land Rent means the rent that a Lessee would be prepared to pay and an owner of the Leased Area would be prepared to accept taking into account:

(1) the approved use and utility conferred under the Lease;

(2) the nature of the Lessee. In this regard the Lessee is required to keep proper and audited books of account and these books of accounts for the current and past three years will be made available to the Lessor upon request for the purpose of assisting in the determination of the rent. Average management of the organisation will be assumed;

(3) the provisions of this Lease;

(4) the period which will elapse between the current Crown Land Rent Review Date and the next Crown Land Rent Review Date or, if there is not one, the termination of this Lease;

(5) the full length of the Term and the benefit of any option to renew;

(6) any improvement to the Leased Area;

but disregarding:

(7) the consequences of any default by the Lessee of this Lease which may have adversely affected the condition, rental value or Crown Land Rent of the Leased Area;

(8) any part of the term that has expired;

(9) the value of the Lessee's Property and any goodwill created by the Lessee's business or activities to the Leased Area.

4.1.3 Interpretation

CPI Index Number CPI Index Number means the Consumer Price Index (All Groups) for Perth published by the Australian Bureau of Statistics. If that index ceases to exist, "CPI Index Number" means the index which replaces it or (if none does) the index which most closely measures changes in the cost of living in Perth, Western Australia as nominated by a senior officer of the Australian Bureau of Statistics

Crown Land Rent Review Date means every fifth anniversary of the Commencement Date and the Commencement Date of a Renewed Term.
Rent Review Date includes each anniversary of the Commencement Date.

4.2 Delay

No delay by the Lessor in enforcing any review of the rent prevents the Lessor from requiring at any time that the rent must be reviewed with effect from the dates for review of the rent specified in this clause 4.

5. OUTGOINGS

5.1 Rates and Taxes

The Lessee must pay the Rates and Taxes either to the relevant Authority before those Rates and Taxes become overdue or, in the case of any Rates and Taxes imposed on the Lessor, to the Lessor as required by the Lessor whenever the Rates and Taxes become payable.

5.2 Goods and Services Tax

(1) Definition

GST means a goods and services tax or similar value added tax levied or imposed in Australia pursuant to the GST Act or otherwise on a supply.


New Tax System changes has the same meaning as in section 75AT of the Trade Practices Act 1974 (Cth).

Tax Invoice includes any document or record treated by the Commissioner of Taxation as a tax invoice or as a document entitling a recipient to an input tax credit.

(2) Adjustment for GST

(a) Unless expressly included, the consideration for any supply made by the Lessor under or in connection with this lease does not include GST.

(b) GST is payable on any supply of goods and services under this lease.

(3) Tax Invoices

The Lessor must issue a Tax Invoice to the Lessee in respect of any supply of goods and services under the lease.

(4) Reimbursements

If the Lessor is entitled under the lease to be reimbursed or indemnified by the Lessee for a cost or expense incurred in connection with the lease, the reimbursement or indemnity payment must not include any GST component of the cost or expense for which an input tax credit may be claimed by the Lessor.
5.3 **Other property included**

If Rates and Taxes are not assessed separately on the Leased Area but also on other property which includes the Leased Area, the amount which the Lessor can require the Lessee to pay is the same proportion of those Rates and Taxes as the area of the Leased Area bears to the area of the property the subject of the assessment.

5.4 **Energy Services**

The Lessee must pay the charges of any Energy Supplier and any other costs in respect of the supply of energy services to the Leased Area either to the Energy Supplier before those charges become overdue or, in the case of any such charges imposed on the Lessor, to the Lessor as required by the Lessor whenever the charges become payable.

5.5 **Water**

The Lessee must pay the charges imposed by the Water Supplier in connection with water supplied to the Leased Area either to the Water Supplier before those charges become overdue or, in the case of any such charges imposed on the Lessor, to the Lessor as required by the Lessor whenever the charges become payable.

5.6 **Service Charges**

The Lessee must pay all charges for all other Services which are imposed in respect of the Leased Area either to the supplier before those charges become overdue or, in the case of any such charges imposed on the Lessor, to the Lessor as required by the Lessor whenever the charges become payable.

6. **MAINTENANCE, BUILDING WORK AND CLEANING**

6.1 **General Obligations**

The Lessee must:

(1) maintain the Leased Area in the condition as required by the Lessor (except for fair wear and tear); and

(2) promptly repair any damage to the Leased Area; and

(3) maintain the Lessee's Property (including signs) located on the Leased Area in good condition.

(4) Ensure that the buildings located within the Leased Area are:-

i. Inspected on an annual basis for the presence of termites and other pests;

ii. Treated with chemicals by a registered pest controller and in accordance with the Department of Health standards and stipulations of the Lessor; and

iii. Made good and repaired following any damage from termite attack; and treatment.
iv. Supply upon request to the Lessor, a certificate in respect to each annual pest control inspection and treatment.

6.2 Building Work

If the Lessee constructs anything on the Leased Area or carries out any other work on the Leased Area, including work relating to Services or work required by any Authority or any law, the Lessee must:

(1) before carrying out the work, obtain the Lessor's written approval to the carrying out of the work, including if relevant, written approval of the plans and specifications for the work; and

(2) comply with all relevant requirements of each Authority and all laws, including the provisions of the Western Australia Building Act 2011 and Building Regulations 2012 and applicable standards in relation to the work;

(3) carry out the work in a safe and proper manner; and

(4) use only good quality materials; and

(5) employ only qualified and competent persons; and

(6) pay to the Lessor when the Lessor requests any expenses incurred by the Lessor in approving the work, including fees paid to architects, engineers, contractors or other advisors.

6.3 Cleaning

The Lessee must:

(1) keep the Leased Area clean and tidy and free of vermin; and

(2) properly store all rubbish in fly and rodent proof containers; and

(3) ensure rubbish is stored in such a way that no leachates enters the ground; and

(4) regularly remove all rubbish accumulating on the Leased Area to an appropriate rubbish disposal site outside the Leased Area; and

(5) comply with the Lessor's reasonable directions in connection with cleaning and the disposal of rubbish in relation to the Leased Area.

6.4 Specific obligations

Without limiting the preceding clause, the Lessee must:

(1) keep the surrounds of the Leased Area for a distance of 10 metres from the boundary clean and tidy and free of vermin as if the surrounds form part of the Leased Area;

(2) not cause or allow any pollutant or contaminant material or substance over which the Lessee has control to be released into or affect the Leased Area; and

(3) not dispose of rubbish from the Leased Area in any bins provided by the
7. USE OF LEASED AREA

7.1 Permitted Use

The Lessee may only use the Leased Area for the Permitted Use unless the Lessor consents to another use.

7.2 Lessee’s Own Enquiries

The Lessee has relied on the Lessee’s own enquiries about how the Leased Area may be used and not on any representation from the Lessor. The Lessee has made the Lessee’s own enquiries about:

(1) the suitability of the Leased Area for any use to which it is to be put; and
(2) all planning and any other requirements prohibitions or restrictions applying to the Leased Area under any law or as a result of the requirements or orders of any Authority.

7.3 No Warranty by Lessor

The Lessor does not give any warranty of any kind that the Leased Area is suitable for any purpose for which the Lessee intends to use it. Any warranty in relation to the Leased Area which is implied by law is excluded to the extent that the law permits the warranty to be excluded.

7.4 The Lessor Not Liable

The Lessor is not liable to the Lessee and the Lessee will not make a claim against the Lessor in respect of any Liability resulting from any accident, death, injury, damage (including water damage), malfunction or other event in or affecting the Leased Area unless caused by the negligence of the Lessor or any employee, contractor or agent of the Lessor.

8. FIRES AND ENVIRONMENTAL PROTECTION

8.1 Fire Prevention

Without limiting any other provision of this Lease, the Lessee must in relation to the Leased Area promptly comply with:

(1) the Bush Fires Act 1954 and any other laws relating to the prevention and control of fires; and
(2) all proper directions concerning fire prevention and control given to the Lessee by the Lessor or any Authority.
8.2 Fire Control

The Lessee must immediately:

(1) Call the 000 emergency number and report fire as soon as any fire is detected within the Leased Area or surrounding areas; and

(2) notify the Lessor as soon as a fire is detected on the Leased Area; and

(3) take all reasonable and safe action which the Lessee is able to take to try to extinguish any unauthorised or uncontrolled fire on the Leased Area.

8.3 Authorised Fires

The Lessee must not do anything which causes or may cause a fire on the Leased Area unless the fire:

(1) is not prohibited by law or by a direction of the Lessor or an Authority; and

(2) is not dangerous and is properly controlled so that it cannot become dangerous.

8.4 Liability for Fires

The Lessee is responsible for and must pay or reimburse the Lessor for all Liabilities as a result of any fire which starts on the Leased Area unless the Lessee can prove to the reasonable satisfaction of the Lessor that the fire:

(1) was not caused by the Lessee's negligent or unlawful act or omission or the Lessee's default under this Lease; or

(2) was started by a cause beyond the Lessee's reasonable control.

8.5 Timber

(1) This lease does not grant to the Lessee any rights to forest produce as defined in the Act and the provisions of Section 96(4) of the CALM Act are hereby expressly excluded.

(2) Subject to the written authority of the Lessor, the Lessee may:

a) utilise the timber from a fallen or pruned tree on the Leased Area in any reasonable manner providing the use is confined to the Leased Area and is not sold but is used for the benefit of the Lessee; or

b) fell cut and utilise timber on the Leased Area as the Lessee may require for the erection of fencing or other authorised improvements thereon

8.6 Trees and Vegetation

The Lessee must take all reasonable actions necessary to protect the trees and other vegetation growing on the Leased Area and take reasonable actions necessary to prevent, rectify or ameliorate any erosion, drift or movement of sand or soil from the Leased Area. Without limitation, unless required by clause 8.7, the Lessee may not cut down or damage or otherwise interfere with anything growing on the Leased Area.
without the written consent of the Lessor. The Lessee must also control declared plants and declared animals as defined in the *Agriculture and Related Resources Protection Act 1976*, in relation to the Leased Area, as required by that Act.

8.7 *Dangers or Threats to the Public*

The Lessee must:

1. regularly check the condition of trees and other vegetation on the Leased Area;
2. subject to consultation with the Lessor prune or remove any tree or other vegetation which is in a dangerous condition or which may threaten the safety of any person;
3. take adequate action to warn the public of any danger or threat constituted by any tree or other vegetation;
4. generally take any measures necessary to prevent accidents and to protect the safety of the public on the Leased Area.
5. Ensure that the water located in Leased Area is managed in accordance with the guidelines prescribed by the Government of Western Australia Department of Health (WA Health).

   (a) Where a tap exists, the water must be safe to drink. If the water is not safe to drink, then the tap must be signed or labelled accordingly.

   (b) If the water is expected to be potable and therefore not signed or labelled, the Lessee shall have in place a process that is followed and checked to ensure that the water quality is maintained in accordance with the guidelines prescribed for potable water by WA Health, in turn ensuring that the water is safe and will not harm or otherwise impact on the health of the visitors to the Leased Area.

   (c) For the purposes of water quality, the water used for drinking, showering and bathing, and cooking or food preparation purposes shall be maintained to the standards as determined by the guidelines prescribed by WA Health.

   (d) All records associated with water quality management in the Leased Area shall be retained by the Lessee and made available to the Lessor at the Lessor's request.

8.8 *Prevention of Disease*

The Lessee must comply with the Lessor's reasonable directions relating to the prevention of the spread of disease, particularly *Phytophthora cinnamoni* (Jarrah dieback) in connection with the Leased Area, including arranging for the washing of vehicles and equipment and other similar measures.

8.9 *No Interference with Land*

The Lessee acknowledges that the Leased Area may be environmentally sensitive and that the Lessor has a general duty to protect the environment. Accordingly, the Lessee must not, without first obtaining the consent of the Lessor, do anything to
damage or otherwise interfere with the natural environment on the Leased Area, including:

(1) removing rocks, earth, soil or other material from the Leased Area; or
(2) clearing or removing trees or other vegetation from the Leased Area by any means; or
(3) altering the contours of the surface of the Leased Area; or
(4) depositing any earth fill or other similar materials on the Leased Area; or
(5) altering the natural drainage on the Leased Area; or
(6) taking water from the local environment; or
(7) introducing any new flora or fauna to the Leased Area; or
(8) harming or endangering any flora or fauna on the Leased Area; or
(9) anything else which in connection with the Leased Area may be harmful to the environment.

8.10 Not to Pollute

The Lessee agrees to do all things necessary to prevent, and not to do or permit or suffer to be done anything likely to cause pollution, degradation or contamination of the Leased Area by garbage, refuse, waste matter, oil, liquid fuels, noise, sewage or other pollutants or by stormwater or other run-off or arising from the use of the Leased Area and in particular but without limiting the generality of the Lessee's obligations under this clause, to regularly collect and dispose of all garbage refuse waste (solid and liquid), oil and other pollutants from the Leased Area at a place and in a manner required or approved by the Lessor or by the authorities (State, Federal and local) having control over the disposal of waste matter and the protection of the environment from time to time, and to remove all garbage refuse and waste from the Leased Area at regular intervals by means of the service provided by the relevant Government Agency or a contractor engaged and paid for by the Lessee.

8.11 Notify the Lessor of Threats

The Lessee must immediately notify the Lessor if the Lessee becomes aware of anything which causes or could cause pollution (as defined in the Environmental Protection Act 1986) on or affecting the Leased Area.

8.12 Other

The Lessee will not:

(a) do anything in or about the Leased Area (notwithstanding any other consent given by the Lessor under this Lease) which in the reasonable opinion of the Lessor is noxious, offensive or audibly or visually a nuisance;
(b) behave in a riotous, disorderly, offensive or improper manner or to perform any
illegal act in or on the Leased Area;

(c) fix or place signs, notices or advertisements either inside or outside the Leased Area unless it is consistent with the purpose of this Lease and acceptable to the Lessor; or

(d) plant in or otherwise introduce to the Leased Area or the Land any plant not indigenous to the Land.

8.13 Environmental Protection Laws

Unless otherwise stated, this Lease is not to be taken as exempting the Lessee from or limiting the obligation of the Lessee to comply with any law relating to the protection of the environment.

9. GENERAL OBLIGATIONS AND RESTRICTIONS

9.1 Obligations

The Lessee must:

(1) conduct the Lessee's business or activities in the Leased Area in a proper manner; and

(2) comply with all relevant requirements of any Authority and every law in connection with the Leased Area and the Lessee's Property except where such requirements relate to work of a structural nature, unless rendered necessary by the nature of the Lessee's business or activities in the Leased Area; and

(3) withdraw any 'subject to claim' caveat lodged to protect the Lessee's interest under this Lease at the termination, or on an assignment, of this Lease; and

(4) promptly give the Lessor a copy of every notice from any Authority received by the Lessee relating to the Leased Area; and

(5) immediately notify the Lessor if the Lessee becomes aware of anything which is a threat to the Leased Area and comply with the Lessor's directions for the purpose of protecting property or persons in the Leased Area; and

(6) promptly inform the Lessor after becoming aware of any damage to the Leased Area or of the faulty operation of any Services.

(7) at all times during the Term to duly and punctually comply with, observe, carry out and conform to the provisions of all laws, Acts and statutes (State, Commonwealth or local) and all subsidiary legislation now or hereafter in force and all requirements and orders of any authority (statutory or otherwise) which affect the Leased Area or the use of the Leased Area or which impose any duty or obligation upon the owner or Lessee of the Leased Area.
9.2 **Restrictions**

In connection with the Leased Area, the Lessee must not (and may not permit anyone else to) except with the Lessor's consent:

1. modify or interfere with the facilities for the provisions of Services to the Leased Area or any equipment connected to those facilities; or
2. interfere with or obstruct the operation of or access to the Services; or
3. cause damage to the Leased Area; or
4. store or use inflammable or explosive substances, including fuels, paint, solvents and pesticides in the Leased Area except those normally used for any activity included in the Permitted Use but then only if they are stored in proper containers and used only in accordance with all relevant laws and the requirements of any Authority; or
5. conduct activities that may release chemicals onto the ground (including application of fertilisers); or
6. put any signs or advertisements outside the Leased Area or within the Leased Area, except as required by this Lease; or
7. permit any other person to carry on business on or from the Leased Area; or
8. use the Leased Area as a residence, other than an approved caretaker's residence for security purposes, or for any activity which is dangerous, offensive, illegal or immoral or which is or may become a nuisance or annoyance to anyone; or
9. create any noise or other disturbance which interferes with the use by any other person of land which adjoins or is near to the leased Area; or
10. abandon the Leased Area; or
11. create a security interest over this Lease in favour of any person or give another person any right to occupy or use the Leased Area; or
12. lodge an absolute caveat to protect the Lessee's interest under this Lease.

9.3 **Local Government Act Requirements**

Even though the Local Government Act and subsidiary legislation, including any building regulations, may not apply in respect of the Leased Area, the Lessee must comply with that Act and subsidiary legislation as if it did apply, except to the extent that the Lessor waives any requirement. The Lessee must pay to the Lessor on request the fees or other costs charged to the Lessor by any consultant or other competent person who provides advice to the Lessor in relation to the Lessee's compliance with the Local Government Act and any subsidiary legislation.
10. INDEMNITY AND INSURANCE

10.1 Indemnity

The Lessee agrees to release and indemnify, and keep indemnified, the State of Western Australia (State), the Chief Executive Officer of the Department of Parks and Wildlife (the Department) and each of the employees, contractors and agents of the State (the Indemnified Parties) from and against all claims, demands, actions, suits, and proceedings (whether under the law of contract, tort, a written law or otherwise); and damages, liabilities, losses, costs (including legal costs) and expenses, which may be made or brought against, suffered or incurred by any of the Indemnified Parties arising in any way from, or in connection with the conduct of the Lessee or any of its employees, agents, contractors, service suppliers, sub-contractors, sub­lessees, lessees, customers licensees, and other visitors and any other person who at any time is on the Leased Area with or without the consent of the Lessee, the subject of this Lease, except to the extent that any claims, actions, demands, suits, proceedings, damages, liabilities, losses or costs made or brought against, suffered or incurred by the Indemnified Parties are as a result of the Indemnified Parties' negligence:

(1) on any lands to which the CALM Act applies; or
(2) in relation to the activities the subject of this lease; or
(3) in relation to some risk, danger or hazard created, assumed or accepted whether or not the existence of that risk, danger or hazard was or ought to have been known to the Lessee.

10.2 Environmental Indemnity

The Lessee indemnifies and must keep indemnified the Lessor from and against all claims, proceedings, suits, writs, demands and expenses relating to, or in respect of, the remediation of Contamination, Pollution or Environmental Harm required under any Environmental Notice, by any law or by any Authority as a result of any Contamination, Pollution or Environmental Harm emanating on, or from, the Leased Area as a result of, or relating to, the use or occupation of the Leased Area by the Lessee.

10.3 Contamination, Pollution or Environmental Harm

(1) The Lessee relies on its own investigations concerning the existence, non-existence, level or quantity of Contamination, Pollution or Environmental Harm on the Relevant Land.
(2) The Lessor does not make any representation or warranty concerning the existence, non-existence, level or quantity of Contamination, Pollution or Environmental Harm on the Relevant Land.

10.4 Insurance

The Lessee must maintain with a reputable insurer:
(1) public liability insurance of at least the amount specified in item 8 of the Schedule for each accident or event in the Leased Area; and

(2) insurance for the Lessee's Property and any insurance required by law as a result of the Lessee's use of the Leased Area.

10.5 **Variation of Insurance amount**

The Lessor may by notice to the Lessee at any time require the Lessee to increase the minimum cover for the Lessee's public liability insurance if in the circumstances it is reasonable for the cover to be increased.

10.6 **Insurance obligations**

The Lessee must also:

(1) pay each premium due under the insurance policies taken out by the Lessee before the due date and, when reasonably requested by the Lessor, provide evidence of payment; and

(2) when reasonably requested by the Lessor, provide evidence of currency for each insurance policy certified by the insurer; and

(3) immediately notify the Lessor if an event occurs which may give rise to a claim under any insurance or which could adversely affect it or if an insurance policy is cancelled; and

(4) if required by the Lessor, ensure that the Lessor's interests are noted on the policy of public liability insurance.

10.7 **Lessor's insurance**

Unless the Lessor consents, the Lessee must not:

(1) do or allow anything to be done which could adversely affect any insurance taken out by the Lessor in connection with the Leased Area or which could increase the cost of obtaining that insurance; or

(2) settle, compromise or waive any claim under any policy of insurance relating to the Leased Area.

11. **MANAGEMENT OF THE LEASED AREA**

11.1 **Managing Agent**

The Lessor may appoint a managing agent to manage the Leased Area and represent the Lessor in relation to this Lease. If the Lessor appoints a managing agent, the managing agent may exercise the rights and powers of the Lessor under this lease. The Lessor may at any time vary or terminate the authority of the managing agent. Decisions of the Lessor override those of the managing agent if there is any inconsistency between them.
11.2 *Exercise of Rights under the CALM Act*

The Lessor reserves the right to enter the Leased Area at any time in order to exercise any right, power or authority which the Lessor has under the CALM Act. The Lessee is not entitled to any compensation or to make any other claim against the Lessor for anything done by the Lessor on the Leased Area in the exercise of any right or authority under that Act.

11.3 *Right to Enter*

The Lessor may after giving reasonable notice to the Lessee (or in an emergency, without notice) enter the Leased Area to do any one or more of the following things:

1. inspect the state of repair and condition of the Leased Area;
2. maintain or repair the Leased Area and equipment or facilities in the Leased Area;
3. maintain, repair, alter or remove the Services;
4. carry out structural work to the Leased Area or any other work required by an Authority;
5. remove anything which is harmful or dangerous;
6. anything which should have been done by the Lessee but which has not been done properly;
7. anything else which the Lessor is required to do by law or is permitted to do under this Lease;

without affecting the Lessee's obligations under this Lease.

11.4 *Minimise disruption*

If the Lessor does anything permitted by the preceding clause the Lessor must:

1. give the Lessee reasonable notice of the intended action before it is taken (except in an emergency); and
2. use its best endeavours to minimise disruption to the Lessee’s business; and
3. make good any damage to the Lessee's Property (other than minor damage) caused by the Lessor.

11.5 *Dealing with the Leased Area*

The Lessor reserves the right to deal with the Leased Area by granting easements, licences or other rights or interests of any kind to any person over it at any time so long as this does not unreasonably interfere with the Lessee’s use of the Leased Area for the Permitted Use. The rights which the Lessor may grant include the right to cut down and remove timber or other vegetation from the Leased Area, the right to draw water or the right to excavate and remove rocks, earth, soil or other materials from the Leased Area. The Lessee is not entitled to any compensation or to make any other
claim against the Lessor in relation to the proper exercise of any right given to another person by the Lessor. The Lessee is responsible for and indemnifies the Lessor against any Liability resulting from any claim made by a person to whom a right or interest has been granted by the Lessor in connection with any negligent act or omission of the Lessee or any default by the Lessee under this Lease.

12. ASSIGNMENT AND SUBLetting

12.1 Consent Required

Unless the Lessor consents under the next clause, the Lessee may not assign this Lease or sublet the Leased Area.

12.2 Requirements for Consent

The Lessee may assign this Lease or sublet the Leased Area if the Lessor consents and if the Lessee:

(1) complies with the next clause; and

(2) supplies to the Lessor evidence acceptable to the Lessor that the proposed assignee or sublessee is able and qualified to use the Leased Area for the Permitted Use, is financially sound and has a good reputation; and

(3) remedies any default under this Lease unless it has been waived by the Lessor; and

(4) if requested by the Lessor, arranges for the proposed assignee or sublessee to obtain from one or more persons, as reasonably nominated by the Lessor, a guarantee of the obligations under this Lease to be assumed by the proposed assignee or sublessee in a form prepared or approved by the Lessor’s solicitors.

12.3 Obligations on Assignment or Sublease

If the Lessee assigns this Lease or sublets the Leased Area, the Lessee must:

(1) deliver to the Lessor, before the date that the proposed assignment or sublease is to take effect, a completed agreement in the form of a deed prepared or approved by the Lessor’s solicitors, by which the proposed assignee or sublessee agrees with the Lessor to be bound by this Lease as from the date the assignment or sublease takes effect; and

(2) pay to the Lessor on request the Lessor’s expenses, including legal costs:

(a) incurred in making reasonable enquiries about the proposed assignee or sublessee; and

(b) in connection with the preparation, completion and stamping of the assignment or sublease documents and any other related documents, (including the stamp duty on those documents).
12.4 **Lessee Remains Liable**

The Lessee remains fully liable under this Lease even if the Lessee assigns this Lease or sublets the Leased Area or gives any right in relation to this Lease or the Leased Area to any other person.

12.5 **Change in Control**

If the Lessee is a company, and there is a change in control of the Lessee the Lessor may require the Lessee to obtain from the persons who have acquired control, as reasonably nominated by the Lessor, a guarantee of the Lessee’s obligations under this Lease in a form prepared or approved by the Lessor’s solicitors. If the Lessee is a subsidiary company a change in control includes a change in control of its holding company.

In this clause:

1. **company** does not include a company which is listed on the Australian Stock Exchange or is wholly owned by such a company; and

2. **control** means control of the composition of the board of directors or control of more than 20% of the shares with the right to vote at general meetings; and

3. words defined in the Corporations Law have the meanings given to them by that Law.

12.6 **Exclusion of Statutory Provisions**

The provisions of sections 80 and 82 of the *Property Law Act 1969* do not apply to this Lease.

12.7 **Fees**

The Lessee must reimburse the Lessor on request for all fees paid by the Lessor to any agent or consultant engaged by the Lessor in connection with a proposed assignment or sub-letting by the Lessee.

13. **HOLDING OVER**

If the Lessor consents to the Lessee continuing to occupy the Leased Area after the Expiry Date or after the end of any extended term, the Lessee is a monthly Lessee of the Leased Area and:

1. the monthly tenancy may be terminated by either party giving to the other at least one month’s notice which may expire on any day; and

2. the rent is the same rent payable immediately before the Expiry Date or after the end of any extended term; and

3. all the other provisions of this Lease apply to the monthly tenancy except any option to extend this Lease.
14. DEFAULT

14.1 Re-entry

The Lessor may terminate this Lease by notice to the Lessee or by re-entering the Leased Area if:

(1) the Lessee repudiates this Lease; or

(2) the Lessee abandons the Leased Area; or

(3) the Lessee ceases to use the Leased Area for the Permitted Use other than for a temporary period; or

(4) the rent or any other money payable by the Lessee is unpaid for longer than 3 months after it is due to be paid; or

(5) the Lessee is in default under this Lease and, if the default can be remedied, the Lessee has not remedied the default within [3 months] after receiving a notice from the Lessor specifying the default and requiring it to be remedied; or

(6) an Insolvency Event occurs; or

(7) the Lessee defaults under the Permit.

Except for the notice given under subclause (5) and except for any notice otherwise required by law the Lessor does not need to give notice to the Lessee before re-entering the Leased Area.

14.2 Essential Terms and Damages

Every obligation of the Lessee under this Lease:

(1) to pay money; or

(2) not to do something without the Lessor’s consent; or

(3) relating to damage to the Leased Area or to the state of repair or condition of the Leased Area,

is an essential term of this Lease. (This clause does not prevent other obligations being essential terms).

If the Lessee defaults by not performing or complying with any obligation which is an essential term, The Lessor is entitled to recover damages for losses over the whole Term, including losses caused by the non-payment of money by the Lessee over that period, even if this Lease is terminated by the Lessor as a result of the Lessee’s default before the Expiry Date.

This clause is not to be taken as relieving the Lessor of any duty to mitigate losses which is imposed by law.
14.3 **Right to Damages not Affected**

The Lessor's right to recover damages is not affected if:

1. the Lessor accepts the Lessee's repudiation of this Lease; or
2. the Lessor terminates this Lease by notice or re-entry; or
3. the Lessee has abandoned the Leased Area; or
4. there is a surrender of this Lease by law.

14.4 **Interest on Overdue Money**

The Lessee must pay interest on any money which is not paid by the due date. Interest is to be the higher of:

1. 15%; or
2. the current reference rate or other base rate charged by the Commonwealth Bank on overdraft loans of less than $100,000 plus 2%,

and is to be calculated on a daily basis from the due date until the money is paid. The interest is to be paid when requested by the Lessor.

14.5 **Acceptance of Rent or Mitigation**

The acceptance of rent or other money owing under this Lease or an attempt by the Lessor to mitigate losses is not to be taken as a waiver of a default by the Lessee under this Lease or a surrender by law.

14.6 Where an Event of Default occurs, the Lessee will also be taken to be in default under the Permit.

15. **LESSEE’S OBLIGATIONS ON TERMINATION**

15.1 **Lessee to Move Out**

The Lessee must move out of the Leased Area and remove all the Lessee's Property from the Leased Area by the end of the Term except that if this Lease is terminated before that date, the Lessee must move out and remove the Lessee's Property as soon as reasonably possible after this Lease is terminated.

15.2 **Abandonment of Lessee’s Property**

1. If the Lessee does not remove the Lessee’s Property when the Lessee has to move out of the Leased Area the Lessee is deemed to have abandoned the Lessee’s Property remaining in the Leased Area and the Lessee’s Property will become the property of the Lessor.

2. If the Lessee’s Property is found to contain asbestos or is of no value to the Lessor, then the Lessee shall be responsible for all costs incurred by the
Lessor to remove the Lessee's Property and rehabilitate the Leased Area; or

(3) If the Lessee's Property remaining in the Leased Area is of value to the Lessor and does not contain asbestos, the Lessee's Property will become the property of the Lessor.

### 15.3 Risk

The Lessee's Property is at the Lessee's risk at all times before and after the termination of this Lease.

### 15.4 Damage Caused by Moving Out

The Lessee must repair any damage to the Leased Area caused by moving out of the Leased Area or removing the Lessee's Property.

### 15.5 Reinstatement

If the Lessee has made any improvements or alterations to the Leased Area or carried out any work on the Leased Area or done anything else to change the Leased Area if the Lessor requires, the Lessee must reinstate the Leased Area before the end of the Term so that the Leased Area is returned to the condition it was in before the improvements or alterations were made, or the work carried out or the other changes were made. The Lessee's obligations under this clause include removing any building or other structure erected in the Leased Area by the Lessee unless the Lessor agrees otherwise or unless this Lease provides otherwise.

### 16. COSTS AND EXPENSES

#### 16.1 Costs and Expenses

The Lessee must pay or reimburse the Lessor on request for all the Lessor's costs and expenses (including legal costs and expenses) in relation to:

1. arranging for any survey or demarcation drawing necessary to identify the Leased Area; and
2. negotiating, preparing, signing and stamping of this Lease and any document assigning, varying or surrendering this Lease; and
3. enforcing any right under this Lease including giving a notice of default under section 81 of the *Property Law Act 1969*, and
4. any default by the Lessee which causes loss to the Lessor; and
5. giving any consent or approval under this Lease.

#### 16.2 Duties and Fees

The Lessee must pay or reimburse the Lessor on request for all stamp duty and fees (including fines and penalties attributable to the Lessee) payable in connection with
17. MISCELLANEOUS

17.1 Remedies Cumulative

The rights, powers and remedies in this Lease are in addition to the rights, powers and remedies provided by law independently of this Lease.

17.2 Accrued Rights

The termination of this Lease for any reason does not affect the rights of the Lessor in relation to a default by the Lessee before termination.

17.3 Severance

If any part of this Lease or the application of that part to any person or circumstance is or becomes unenforceable, the other provisions of this Lease are not affected but continue to be enforceable.

17.4 Payments

The Lessee must make all payments under this Lease without set-off, counterclaim or deduction. Payments by the Lessee under this Lease are to be made to the Lessor or any other person nominated by the Lessor. The Lessor need not make a demand for payment of any amount required to be paid by the Lessee under this Lease unless required by law. If this Lease does not specify when a payment is due, it is due within 14 days after the Lessor requests payment.

17.5 Transfer of Land Act

The covenants and powers implied in every lease made under the Transfer of Land Act 1893 are implied in this Lease, whether registered under that Act or not, except:

(1) to the extent that they are modified by this Lease; and

(2) the implied covenant set out in section 92(ii), which is excluded.

17.6 Lessee's Environmental Obligations

(1) The Lessee:

(i) must obtain any authorisation required, for any conduct, activity or use undertaken by the Lessee on the Leased Area, including the Permitted Use before that conduct, activity or use is undertaken and to keep all such Authorisations in full force and effect throughout the term; and

(ii) must use the Leased Area in a manner which complies with each Environmental Law and each Authorisation held by the Lessee in accordance with sub-clause 17.6(1)(i); and

(iii) must not do or omit to do any act which might directly or indirectly
result in the revocation, suspension or modification of an Authorisation in relation to the Leased Area or any conduct or activity relating to the use of the Leased Area; and

(iv) must not cause or permit any Contamination, Pollution or Environmental Harm of the Relevant Land; and

(v) must notify the Lessor immediately on becoming aware of:

(A) the existence of any Contamination; or

(B) any Pollution affecting the Relevant Land; or

(C) an Environmental Notice being served on the Lessee or any other person which relates to or arises from the Lessee's use of the Leased Area; or

(D) the making of a complaint to any person, including but not limited to, the Lessee or the commencement of proceedings against the Lessee relating to an alleged failure by the Lessee to observe or perform an obligation under an Environmental Law or Authorisation;

(vi) must at the Lessee's cost, comply with every Environmental Notice issued in respect of, arising from or relating to, the Lessee's use of the Leased Area, whether the notice is served on Lessor or the Lessee.

(2) Without affecting:

(i) the obligations of the Lessee in this clause; or

(ii) limiting any right of, or indemnity in favour of, the Lessor,

if any Contamination, Pollution or Environmental Harm occurs in breach of sub-clause 17.6(1), the Lessee must do everything necessary to minimise the effect of the Contamination, Pollution or Environmental Harm as soon as reasonably practicable and must remediate any resultant damage and harm, to the absolute satisfaction of the Lessor and in compliance with any Environmental Notice or Environmental Law.

(3) The obligations of the Lessee under this clause continue after the expiry or earlier determination of this Lease.

17.7 Asbestos

The Lessee shall at all times throughout the Term, ensure that it complies with all relevant Australian standards and legal requirements which apply in relation to the management and removal of asbestos (if any) at or from the Leased Area at the Lessee's cost.
17.8 **Cost of Complying with Obligations**

Unless otherwise stated in this Lease, the Lessee must pay the cost of performing or complying with every obligation of the Lessee under this Lease.

17.9 **The Lessor Can Comply**

If the Lessee does not perform or comply with an obligation under this Lease the Lessor may do what is necessary for the obligation to be performed or complied with. The Lessee must reimburse the Lessor for any reasonable costs or expenses incurred in ensuring the Lessee’s obligations are performed or complied with.

18. **POWER OF ATTORNEY**

The Lessee for valuable consideration irrevocably appoints the Lessor and every senior officer of the Lessor (jointly and severally) the Lessee’s attorney for the purpose of:

(1) withdrawing any caveat which the Lessee is obliged to withdraw but does not; and

(2) doing anything else the Lessee is obliged to do but does not do.

In this clause "senior officer" means every person designated by the Lessor as a senior officer.

19. **NOTICES**

19.1 **Form and Address**

A notice or other communication in connection with this Lease must be in writing and may be signed by the relevant party or its solicitors or agents.

The notice or other communication may be:

(1) left at or posted to the address of the addressee as set out in the Schedule or any other address notified to the sender as an address for the giving of notices; or

(2) sent by facsimile transmission to any facsimile number used by the addressee.

(3) sent by email to a relevant email address provided by a relevant party.

19.2 **Receipt**

Unless a later time is specified in it, a notice or other communication takes effect from the time it is taken to be received, which is:

(1) if left at the address of the addressee, the next Business Day after the day it is left;
(2) if posted, on the third Business Day after posting; and
(3) if sent by facsimile transmission or email, on the next Business Day after the facsimile was sent.

20. TRUSTEE PROVISIONS

If the Lessee has entered into this Lease in the capacity of trustee whether or not the Lessor has any notice of the trust, the Lessee:

(1) is taken to enter into this Lease both as trustee and in the Lessee’s personal capacity and acknowledges that the Lessee is personally liable for the performance of the Lessee’s obligations under this Lease; and

(2) will take any action necessary to ensure the assets of the trust are available to satisfy any claim by the Lessor for any default by the Lessee; and

(3) will assign to the Lessor any right of indemnity the Lessee has against the assets of the trust to the extent of the liability of the Lessee under this Lease; and

(4) warrants that the Lessee has the power and authority under the terms of the trust to enter into this Lease.

21. INTERPRETATION

21.1 Definitions

In this Lease:

Annexure 1 means a Sustainability Performance and Audit Schedule.

Annexure 2 means the Lessor’s removable property items.

Authority means any governmental or public authority of any kind.

Break Date means each of the dates stated in Item 4.3 of the Schedule.

Business Day means a day on which banks are open for business in Perth other than a Saturday or a Sunday.

CALM Act means the Conservation and Land Management Act 1984 and any subsidiary legislation.

Commencement Date means the date in item 4.1 of the Schedule.

Energy Supplier means any Authority, company or other body which supplies, at the Lessor’s request, gas, electricity or other sources of energy to the Leased Area.

Environmental Sustainability means maintaining the factors and practices that
contribute to the quality of environment on a long-term basis.

**Expiry Date** means the date in item 4.2 of the Schedule.

**Insolvency Event** means the happening of any of the following events in relation to the Lessee:

1. the Lessee is unable to pay all the Lessee's debts as and when they become due and payable or the Lessee has failed to comply with a statutory demand as provided in section 459F of the Corporations Law, or the Lessee is deemed to be unable to pay the Lessee's debts under section 585 of the Corporations Law;

2. a meeting is convened to place the Lessee in voluntary liquidation or to appoint an administrator.

3. an application is made to a court for the Lessee to be wound up;

4. the appointment of a controller (as defined in section 9 of the Corporations Law) of any of the Lessee's assets;

5. the Lessee proposes to enter into or enters into any form of arrangement (formal or informal) with the Lessee's creditors or any of them, including a deed of company arrangement; or

6. the Lessee becomes an insolvent under administration, as defined in section 9 of the Corporations Law.

**Leased Area** means the area of land described in item 3 of the Schedule and includes all buildings and other improvements on that area of land unless this lease provides that ownership of any buildings or improvements constructed by the Lessee on the Leased Area remains in or vests in the Lessee.

**Lessee** means the party named in item 2 of the Schedule and includes the Lessee's successors and an assignee, a subLessee or any other person having a right to possess, use or occupy the Leased Area.

**Lessee's Property** means any buildings, fences, plant or equipment or other property which the Lessee constructs or brings in to the Leased Area.

**Lessor** means the statutory body described in item 1 of the Schedule and includes the Lessor's successors and an assignee of the reversion and, where the context permits, any person authorised by the Lessor to do any act on behalf of the Lessor for the purposes of this Lease, including a managing agent.

**Lessor's Property** means all buildings, fixtures, fittings, chattels and improvements at the Commencement Date including the removable items described in Annexure 2.

**Liability** includes any obligation to pay money or other loss, cost or expense of any kind.

**Permit** means the permit attached to this lease under Special Provisions.
**Permitted Use** means the use described in item 7 of the Schedule.

**Rates and Taxes** means any rate, tax, levy or any other charge imposed at any time during the Term of the Lease by any State, local or Federal governmental body, authority, department or instrumentality or any other authority of any kind, in relation to the supply or use of the Leased Area or anything under or in connection with the Lease.

**Services** means all services to the Leased Area or parts of the Leased Area including air conditioning, electric power, gas, water, sewerage, telecommunications and fire sprinkler services.

**Sustainability Performance and Audit Schedule** means a schedule developed jointly between the Lessor and the Lessee which sets out benchmarks for the Lessee to achieve environmental and ecological goals during the Term of this Lease.

**Term** means the period referred to in item 4 of the Schedule.

**Water Supplier** means any Authority, company or other body which supplies, at the Lessor's request, water or sewerage services to the Leased Area.

### 21.2 Interpretation

In this Lease, unless the contrary intention appears:

1. a reference to the Lessee includes the Lessee's employees, agents, contractors, subLessees, licensees, customers and any other person who is in the Leased Area with the Lessee's permission (direct or implied);

2. a reference to a statute, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them occurring at any time before or after the Commencement Date;

3. the singular includes the plural and vice versa;

4. the word "person" includes a firm, a body corporate, an unincorporated association or an Authority;

5. an obligation, representation or warranty:

6. in favour of 2 or more persons is for the benefit of them jointly and severally; and

7. on the part of 2 or more persons binds them jointly and severally;

8. each obligation of a party to this Lease has effect as a covenant given in favour of the party who may enforce the obligation;

9. if a period of time is expressed to be calculated from or after a specified day, that day is not included in the period;

10. a reference to a day is a reference to the 24 hour period commencing at
midnight;

(11) a reference to a month is to a calendar month and a reference to a year is a calendar year;

(12) if the word 'including' or 'includes' is used, the words: "without limitation" are deemed to immediately follow;

(13) a reference to the termination of this Lease includes the expiry of the Term; and

(14) a reference to the Term in relation to any obligation of the Lessee is to be taken as including a reference to any period during which the Lessee occupies or uses the Leased Area with the Lessor's consent.

21.3 **Schedule**

All the provisions in the Schedule at the front of this Lease are incorporated in and form part of this Lease.

21.4 **This Lease**

A reference to this Lease includes:

(1) everything forming part of this document; and

(2) any agreed changes to this document which are recorded in a separate document.
ANNEXURE 1

SUSTAINABILITY PERFORMANCE AND AUDIT

DEFINITIONS

In this Annexure, unless the context otherwise requires:

BEC means Build Environment Criteria.
NEC means Natural Environment Criteria.
SEC means Social Environment Criteria.

LESSEE SPECIFIC SUSTAINABILITY PERFORMANCE

SITE DESIGN AND LAYOUT (BEC)

1. The Lessee will ensure the Works in any approved development plan and any improvements, additions, modifications, alterations or changes to the Works on the area:
   i. Comply with and are maintained according to these Lease conditions; and
   ii. Comply with and are maintained to Boyup Brook’s health standards and receive the approval of the Shire of Boyup Brook.

MAINTENANCE OF NATURAL ECOLOGY (NEC)

2. Within the first two years of the Commencement Date and for the duration of the Term, the Lessee will develop and implement a weed management program to include:
   i. Introduction and monitoring compliance with protocols for the prevention of the introduction of non-endemic plant species (including inspection of vehicles, inspection of supplies at delivery and storage phases) to be included in a training manual;
   ii. Education of employees, agents and contractors in the inspection for and disposal of weed seeds;
   iii. Annual weed monitoring (including formal assessment of weed status) of area; and
   iv. Weed eradication using the Lessor’s approved methods.

3. The Lessee will:
   i. Develop and implement protocols for the prevention of the introduction of non-endemic species of all types;
   ii. Develop and implement protocols to minimise damage to native vegetation, soil loss and compaction during any construction;
   iii. Plant only indigenous vegetation in or around the area after consultation and approval of the Lessor’s District Nature Conservation Coordinator prior to planting any vegetation;
   iv. In consultation with the Lessor’s District Nature Conservation Coordinator, rehabilitate areas within and adjacent to the area and revegetate areas not utilised for structures, services and facilities or access areas;
   v. Assist the Lessor in its programs of weed eradication and land rehabilitation of the area (planting and maintenance of endemic species) at the request of the Lessor’s District Nature Conservation Coordinator;
   vi. Not allow its own pets or those of its employees, agents, contractors or guests into the Leased Area and include this on verbal and written promotional material; and
   vii. Not feed or allow any employee, agent, contractor or guests to feed animals in the
Will encourage the disposal of rubbish and food scraps in sealed bins.

**EROSION, SOIL LOSS, COMPACTION AND VEGETATION DAMAGE (NEC)**

4. The Lessee will monitor and manage (including to take actions to prevent, limit and remedy) soil loss, compaction and erosion in the area. The Lessee will ensure that:
   i. Site design and layout controls pedestrian impact and avoids compaction under trees;
   ii. Vehicles remain in the designated vehicle areas and access to the area is restricted to the designated road;
   iii. Dust generating activities are avoided and dust suppression procedures are in place;
   iv. All pedestrian paths and vehicle areas are defined with stable materials; and
   v. In the event of any soil loss, compaction or erosion of the area, remedial action is undertaken immediately with the approval of the Lessor's District Nature Conservation Coordinator.
   vi. New incidences of erosion and the effectiveness of erosion-control techniques are monitored.

**WATER USE (NEC) & WASTE WATER (BEC)**

4. The Lessee will:
   i. Acknowledge that the Lessor does not guarantee the quality and supply of water from within the Leased Area;
   ii. Ensure effluent and waste water is treated to best possible standards in accordance with the Shire of Boyup Brook, Department of Water and Water Corporation requirements and approvals;
   iii. Maximise water harvesting capacity and ensure efficiency of water harvesting and supply infrastructure by reviewing methodology used to check for leaks and efficiency; Monitor water loss through inefficiency and leaks.
   iv. Reduce water usage levels, proportional to the number of users, through installation of water saving infrastructure and education;
   v. Monitor and record the outflow of the water source tanks to ascertain usage rates and routinely check services for leaks and faults. Only use environmentally sensitive detergents and soaps in the Leased Area and ensure their use is minimised;
   vi. Implement water saving food handling and cooking methods; and
   vii. Only use environmentally sensitive detergents and soaps in the Leased Area and ensure their use is minimised; and
   viii. Implement water saving methods.

5. Within the first year of the Commencement Date and for the duration of the Term, the Lessee will:
   i. Develop and implement a water conservation policy to identify and implement opportunities for reducing waste water and water use, and maximising waste water treatment and reuse (for example through new technology) where possible;
   ii. Explore the potential and feasibility of installing an approved waste water treatment system according to the requirements and approval of the Shire of Boyup Brook and the Lessor.
   iii. Reuse or recycle water.
   iv. Install signage at water points to indicate potable/non potable water to the Lessor's standard and to the satisfaction of the Lessor's District Nature Conservation Coordinator.

6. Within the third year of the Commencement Date and for the duration of the Term, the
Lessee will:

i. Install and use only low water use shower heads and spring loaded automatic shut-off taps in any ablution blocks;

ii. Install and use low water use appliances. Such appliances are to be the most highly rates commercially available appliances at the time of purchase.

**SOLID WASTE (NEC) & WASTE STORAGE AND DISPOSAL (BEC)**

7. The Lessee will:

i. Within the first year of the Term and for the duration of the Lease, develop and implement a policy to minimise solid waste production by preferential purchase (where possible) of:
   a. bulk goods;
   b. dry goods;
   c. goods with soft packaging and aluminium rather that glass packaging; and
   d. recycled goods.

ii. Within the first year of the Term, establish a collection point for the depositing of recyclable materials;

iii. Monitor, record and annually reduce the volume of organic, non-organic, wet and dry waste, and total waste generated by the Operations;

iv. Separate wastes, and sort and crush recyclable containers and cans;

v. Store and transport waste in a manner that prevents vermin, odour and spillage; and

vi. Ensure that all (human and non-human) organic waste is composted and that the compost and all composted organic and inorganic solid waste is transported out of the Leased Area as required or as directed by the Lessor's District Nature Conservation Coordinator. Waste must be disposed of at a licensed facility and where possible at a recycling facility.

**TOILET FACILITY STANDARDS (BEC)**

8. The Lessee will:

i. Be responsible for cleaning and maintaining toilets and associated equipment in good working order; and

ii. Within three years of the commencement date of the lease, explore the potential of replacing the existing septic system with composting toilets approved by the Lessor.

**ENERGY CONSUMPTION (NEC) & METHOD OF ENERGY CONSUMPTION (BEC)**

9. The Lessee will:

i. Within the first year of the Term and for the duration of the Lease, develop and implement a policy to minimise and annually reduce non-renewable energy consumption, maximise use of renewable energy sources;

ii. Ensure any new building design minimises energy requirements (solar passive where possible);

iii. Only use energy efficient appliances and lighting equipment and minimise the use of high energy use appliances where possible.

**ENVIRONMENTAL STEWARDSHIP (NEC)**

10. The Lessee will:

i. Minimise, manage and monitor the Operation’s environmental impact;
ii. Keep records and supply information to the Lessor on any matter it requests;
iii. Report incidence of damage or risk within the Leased Area;
iv. Pay fees and charges promptly; and
v. Support the Lessor in emergency situations with the provision of resources at the request of the Lessor's District Duty Officer, and
vi. Support and assist the Lessor with the rehabilitation and repair of roads and parking infrastructure within the area.

REDUCE VEHICLE USE

11. The Lessee will:
   i. Minimise use of vehicles in the nature reserve by using group transport; and
   ii. Supervise visits to environmentally and culturally sensitive areas.

CHEMICAL/FUEL STORAGE AND HANDLING (BEC)

12. The Lessee will:
   i. Display a commitment to using environmentally sensitive products wherever possible;
   ii. At all times, store chemicals in a designated locked structure and store fuel in a designated signed location in the service area;
   iii. Maintain a register of chemicals and fuels on site (quantity, use and storage), management requirements and any spill events;
   iv. Ensure signage and storage complies with Australian Standards and the Explosives and Dangerous Goods (Dangerous Goods Handling and Storage) Regulations 1992 and the Worksafe Guidance Note;
   v. At all times, ensure all designated chemical and fuel storage structures have impermeable bund;
   vi. At all times, have spill response equipment and spillage recovery equipment in place in accord with the Explosives and Dangerous Goods (Dangerous Goods Handling and Storage) Regulations 1992;
   vii. Not conduct vehicle maintenance within the Leased Area, except in emergency situations and with the approval of the Lessor's District Nature Conservation Coordinator;
   viii. Dispose of chemicals outside the Leased Area in an environmentally appropriate manner and as required by law; and
   ix. Monitor soils, ground and surface water.

LEVEL OF ABORIGINAL INVOLVEMENT (SEC)

13. The Lessee will develop a close working relationship with the local Aboriginal community by inviting the local Aboriginal community to visit the site annually.

CULTURALLY SENSITIVE BEHAVIOUR (SEC)

14. The Lessee will:
   i. Acknowledge the importance of Aboriginal people, culture and heritage to the Leased Area in all verbal and written interpretive and promotional material; and
   ii. Adhere to sacred site restrictions and obtain the appropriate permission from the local Aboriginal community.
   iii. Ensure that appropriate permission is sought from Traditional Owners for the use of images and other cultural material used in the operation; and
iv. Ensure active involvement (consultation, endorsement and/or presentation) by the Traditional Owners in Aboriginal interpretation so that social and financial benefits are provided.

SAFETY EQUIPMENT AND PROCEDURES (SEC)

15. The Lessee will have, at all times:
   i. Fully functioning emergency communication equipment;
   ii. Basic search and rescue, incident and emergency protocols, contingency plans for emergency situations and a management plan for high risk activities;
   iii. A written operations strategy for dealing with disruptive or violent visitors;
   iv. An employee on duty with first aid training;
   v. First aid equipment on site;
   vi. A copy of the Lessor's Emergency Response Plan on site; and
   vii. Visible signage indicating the location of fire extinguishers, fire blanket and first aid kit.

16. The Lessee will:
   i. Ensure that at all times there is on duty a minimum of one member who holds a current Level 2 Senior First Aid Certificate.
   ii. Provide training to members on the Lessor's Emergency Response Plan.

VISITOR FEEDBACK (SEC)

17. The Lessee will:
   i. Within the first year of the Lease and for the duration of the Lease, develop and implement a policy to maximise visitor satisfaction and continual improvement through obtaining guest feedback;
   ii. Survey guests to assess visitor satisfaction in at least the areas of perceived value for money, standard of cleanliness, level of cleanliness, level of comfort, staff competency and manner, accuracy of marketing, natural focus of operation, provision of conservation initiatives (group transport, renewable energy, water conservation, recycling etc), level of educational opportunities and level of cultural sensitivity and provide an annual report; and
   iii. Internally audit services and facilities through quality management tools.

EXPENDITURE FROM LOCAL BUSINESS (SEC)

18. The Lessee will develop and implement a policy to commit to local expenditure wherever possible and demonstrate support of local wholesale outlets and service providers.

MEMBERSHIP OF LOCAL ASSOCIATIONS

19. The Lessee will, throughout the Lease period, maintain membership with the local regional tourism organisation and the local visitor centre or similar.
# ANNEXURE 2

**LESSOR'S PROPERTY**

(1) **CARETAKER HOUSE**

<table>
<thead>
<tr>
<th>Item</th>
<th>Model No.</th>
<th>Serial No.</th>
<th>Asset/Al No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fridge</td>
<td></td>
<td>73701110</td>
<td></td>
<td>Westinghouse silver 280l</td>
</tr>
<tr>
<td>Gas stove</td>
<td></td>
<td>03640748</td>
<td></td>
<td>Chef white upright freestanding</td>
</tr>
<tr>
<td>Set framed photos</td>
<td></td>
<td></td>
<td></td>
<td>Six photos of local native fauna</td>
</tr>
<tr>
<td>Queen bed ensemble</td>
<td></td>
<td></td>
<td></td>
<td>Old</td>
</tr>
<tr>
<td>Single bed</td>
<td></td>
<td></td>
<td></td>
<td>In office</td>
</tr>
<tr>
<td>Table</td>
<td></td>
<td></td>
<td></td>
<td>Pine</td>
</tr>
<tr>
<td>Chairs</td>
<td></td>
<td></td>
<td></td>
<td>Four</td>
</tr>
<tr>
<td>Lounge</td>
<td></td>
<td></td>
<td></td>
<td>Old, 2 seater</td>
</tr>
<tr>
<td>Television</td>
<td></td>
<td></td>
<td></td>
<td>Phillips, grey, old</td>
</tr>
<tr>
<td>Tile fire</td>
<td></td>
<td></td>
<td></td>
<td>?</td>
</tr>
<tr>
<td>Office desk</td>
<td></td>
<td></td>
<td></td>
<td>HP</td>
</tr>
<tr>
<td>Monitor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glass door cabinet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gas h/water system</td>
<td></td>
<td>03.03-100217</td>
<td></td>
<td>Rinnae R1200</td>
</tr>
<tr>
<td>Garden shed</td>
<td></td>
<td></td>
<td></td>
<td>Containing a variety of garden tools</td>
</tr>
<tr>
<td>Wheel barrow</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fridge trolley</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Compressor</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Aid Kit</td>
<td></td>
<td></td>
<td></td>
<td>Up to date 2016</td>
</tr>
<tr>
<td>Pressure pump on rain tank</td>
<td></td>
<td></td>
<td></td>
<td>Asset number to be provided</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Serviced 2017</td>
</tr>
</tbody>
</table>
## WORKER’S QUARTERS

<table>
<thead>
<tr>
<th>Item</th>
<th>Model No.</th>
<th>Serial No.</th>
<th>Asset/Al No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barbeque</td>
<td></td>
<td></td>
<td></td>
<td>Old with 8.5kg Gas bottle</td>
</tr>
<tr>
<td>Fridge</td>
<td>HD-135</td>
<td>106001040600200302</td>
<td>1400451</td>
<td>Haier Bar white</td>
</tr>
<tr>
<td>Gas cooktop</td>
<td>GHS602SLP</td>
<td>32060436</td>
<td></td>
<td>Chef Stainless steel 4 burner</td>
</tr>
<tr>
<td>Gas hot water system</td>
<td></td>
<td>16-11-560138</td>
<td></td>
<td>Rheem (located in ablution block)</td>
</tr>
<tr>
<td>Wooden table</td>
<td></td>
<td></td>
<td></td>
<td>Old, solid, good condition</td>
</tr>
<tr>
<td>Microwave oven</td>
<td>M595</td>
<td>420237001259</td>
<td></td>
<td>Whirlpool White 850w</td>
</tr>
<tr>
<td>2 x Single beds</td>
<td></td>
<td></td>
<td></td>
<td>Timber base (good condition)</td>
</tr>
<tr>
<td>2 x single foam mattresses</td>
<td></td>
<td></td>
<td></td>
<td>Old</td>
</tr>
<tr>
<td>2 x single bed ensembles</td>
<td></td>
<td></td>
<td></td>
<td>Old</td>
</tr>
<tr>
<td>Futon couch bed</td>
<td></td>
<td></td>
<td></td>
<td>Tube frame with futon mattress</td>
</tr>
<tr>
<td>Wood fire</td>
<td></td>
<td></td>
<td></td>
<td>Large, flued</td>
</tr>
<tr>
<td>Fire extinguisher</td>
<td></td>
<td></td>
<td></td>
<td>In Ablution block; serviced annually</td>
</tr>
</tbody>
</table>
## VISITOR’S COTTAGE

<table>
<thead>
<tr>
<th>Item</th>
<th>Model No.</th>
<th>Serial No.</th>
<th>Asset/Al No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas hot water</td>
<td>-</td>
<td>201102310029</td>
<td>-</td>
<td>Rheem</td>
</tr>
<tr>
<td>Microwave oven</td>
<td>-</td>
<td>85385953291</td>
<td>-</td>
<td>Whirlpool white</td>
</tr>
<tr>
<td>Fridge</td>
<td>-</td>
<td>10600104600302140030</td>
<td>-</td>
<td>Bar White 135/</td>
</tr>
<tr>
<td>Gas cooktop</td>
<td>-</td>
<td>32060439</td>
<td>-</td>
<td>Chef 4 burner silver</td>
</tr>
<tr>
<td>Lounge suite</td>
<td>-</td>
<td>-</td>
<td>2030</td>
<td>New Grey 1x3 seater 1x2 seater</td>
</tr>
<tr>
<td>Dining table</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Timber with 6 chairs</td>
</tr>
<tr>
<td>Side bench</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Timber (matches table) with two drawers</td>
</tr>
<tr>
<td>Barbeque</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Gas with 8.5kg bottle and cover</td>
</tr>
<tr>
<td>Vacuum cleaner</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Nilfisk, 1600W</td>
</tr>
<tr>
<td>Wood fire</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Large, flued</td>
</tr>
<tr>
<td>Queen bed</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Ensemble with linen and doona</td>
</tr>
<tr>
<td>Bedside tables</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Two in main bedroom</td>
</tr>
<tr>
<td>Bunk beds</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Single Tube frame with foam mattresses, linen and doonas</td>
</tr>
<tr>
<td>Bunk bed</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Tube frame; single on top, double on bottom, with foam mattresses, linen and doonas</td>
</tr>
<tr>
<td>Fire extinguisher</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Checked annually</td>
</tr>
<tr>
<td>Pressure pump on rain tank</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Serviced 2017</td>
</tr>
</tbody>
</table>
(4) **PER CHRISTENSEN CLASSROOM**

<table>
<thead>
<tr>
<th>Item</th>
<th>Model No.</th>
<th>Serial No.</th>
<th>Asset/Al number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whiteboard</td>
<td></td>
<td></td>
<td></td>
<td>Two sided mobile</td>
</tr>
<tr>
<td>Tables</td>
<td></td>
<td></td>
<td></td>
<td>22 Timber &amp; steel</td>
</tr>
<tr>
<td>Bookshelf</td>
<td></td>
<td></td>
<td></td>
<td>Timber</td>
</tr>
<tr>
<td>Herbarium</td>
<td></td>
<td></td>
<td></td>
<td>Timber</td>
</tr>
<tr>
<td>Chairs</td>
<td></td>
<td></td>
<td></td>
<td>35 vinyl &amp; steel</td>
</tr>
<tr>
<td>Display cabinet</td>
<td></td>
<td></td>
<td></td>
<td>Pine/glass with specimens, Large</td>
</tr>
<tr>
<td>Slide projector</td>
<td></td>
<td></td>
<td></td>
<td>Old with carousel cassette</td>
</tr>
<tr>
<td>Overhead projector</td>
<td></td>
<td></td>
<td></td>
<td>For transparency projection</td>
</tr>
<tr>
<td>Pillows</td>
<td></td>
<td></td>
<td></td>
<td>New, 15</td>
</tr>
<tr>
<td>Doonas</td>
<td></td>
<td></td>
<td></td>
<td>Assorted sizes, New, 20</td>
</tr>
<tr>
<td>Towels</td>
<td></td>
<td></td>
<td></td>
<td>New, 120</td>
</tr>
<tr>
<td>Sheets</td>
<td></td>
<td></td>
<td></td>
<td>Assorted sizes, new, 20</td>
</tr>
<tr>
<td>Doona covers</td>
<td></td>
<td></td>
<td></td>
<td>Assorted sizes, new, 20</td>
</tr>
<tr>
<td>Steam mop</td>
<td></td>
<td></td>
<td></td>
<td>Two, older</td>
</tr>
<tr>
<td>Bar Stools</td>
<td></td>
<td></td>
<td></td>
<td>4, steel with vinyl seat</td>
</tr>
<tr>
<td>Fire extinguisher</td>
<td></td>
<td></td>
<td></td>
<td>Checked annually</td>
</tr>
</tbody>
</table>

(5) **HOMESTEAD AND SURROUNDS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Model No.</th>
<th>Serial No.</th>
<th>Asset/Al number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas stove free standing</td>
<td></td>
<td>CE0051</td>
<td></td>
<td>ALPENINOS</td>
</tr>
<tr>
<td>Microwave</td>
<td></td>
<td></td>
<td></td>
<td>6 burner</td>
</tr>
<tr>
<td>Fridge/freezer</td>
<td></td>
<td>62241272</td>
<td></td>
<td>Kelvinator 480/ white</td>
</tr>
<tr>
<td>Fridge</td>
<td></td>
<td>51752600</td>
<td></td>
<td>White 434/</td>
</tr>
<tr>
<td>First aid Kit</td>
<td></td>
<td></td>
<td></td>
<td>Up to date (2016)</td>
</tr>
<tr>
<td>Tables</td>
<td></td>
<td></td>
<td></td>
<td>Five Plastic</td>
</tr>
<tr>
<td>Tables</td>
<td></td>
<td></td>
<td></td>
<td>Five Timber &amp; steel</td>
</tr>
<tr>
<td>Chairs</td>
<td></td>
<td></td>
<td></td>
<td>30 plastic</td>
</tr>
<tr>
<td>Barbeque</td>
<td></td>
<td></td>
<td></td>
<td>Large, old with 8.5kg gas bottle</td>
</tr>
<tr>
<td>Lounge suite</td>
<td></td>
<td></td>
<td></td>
<td>Green velvet, 1 x 3 seater; 2 x recliners</td>
</tr>
<tr>
<td>Fire extinguisher</td>
<td></td>
<td></td>
<td></td>
<td>Serviced annually</td>
</tr>
</tbody>
</table>
### (6) POWER GENERATOR, SHED AND PANEL AREA

<table>
<thead>
<tr>
<th>Item</th>
<th>Model No.</th>
<th>Serial No.</th>
<th>Asset/AI No.</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial platform ladder</td>
<td></td>
<td></td>
<td></td>
<td>New (purchased 2016); Gorilla brand</td>
</tr>
<tr>
<td>A-frame ladder</td>
<td></td>
<td></td>
<td>Al # 1727</td>
<td>Purchased 2012; good condition</td>
</tr>
<tr>
<td>Steel scaffold frames</td>
<td></td>
<td></td>
<td></td>
<td>Old, reasonable condition approx. 4m tall</td>
</tr>
<tr>
<td>rake hoe</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Toolbox</td>
<td></td>
<td></td>
<td></td>
<td>Red SUPATool Brand; full (see photos)</td>
</tr>
<tr>
<td>Power tools</td>
<td></td>
<td></td>
<td></td>
<td>Variety of power tools – old (see photos)</td>
</tr>
<tr>
<td>Fire trailer</td>
<td></td>
<td>LP37</td>
<td></td>
<td>Trailer (rego 6XT612)</td>
</tr>
<tr>
<td>Solar Panels</td>
<td></td>
<td></td>
<td></td>
<td>Fixed array, fenced area</td>
</tr>
<tr>
<td>Wind turbine</td>
<td></td>
<td></td>
<td></td>
<td>Currently non-operational, fenced area</td>
</tr>
<tr>
<td>Pressure pump in shed</td>
<td></td>
<td></td>
<td></td>
<td>Asset number to be provided Serviced 2017</td>
</tr>
</tbody>
</table>
LEASE No. 2513/100

LESSEE
Blackwood Basin Group Inc.

DPaW REGION
WARREN

DPaW DISTRICT
DONNELLY

LGA
SHIRE OF BOYP Brook

PLAN REF.
DPaW COG PLAN: 2229-1 & 4 (GU,96)

ORTHO PHOTO
Tonebridge_2229_Jan_2014_Mosaic

AREA
Abt 13.6ha

DRAWN
CJLB 14/08/2017

CHECKED
RQ 15-B-17

FILE No.
2017/002421-1

DATUM
GDA94, MGA Zone 50

Derived from orthophoto only
Subject to Survey
Department of Biodiversity, Conservation and Attractions Lease

Executed by the parties as a Deed on the 12th day of August in the year 2017.

THE COMMON SEAL of the CONSERVATION AND LAND MANAGEMENT EXECUTIVE BODY was hereunto affixed by

[Signature]

Chief Executive Officer

in the presence of:

Witness: Signature

Name (Please print) BEAU DICKSON

Occupation (Please print) PUBLIC SERVANT

Address (Please print) 17 DICK PERRY AVE, IOWNSTON

Executed by BLACKWOOD BASIN GROUP INC

[Signature] P. E. CHRISTENSON

Witness: Signature

Name (Please print) Brca Chambers

Occupation (Please print) Project Officer

Address (Please print) 8 WATERHALL RD

South Guildford WA