

# PROVISIONAL LEASE OF STATE LAND

Whereas I, **ZAIDI BIN MAHDI**, Superintendent of Lands and Surveys, **SAMARAHAN** Division (hereinafter called "the said Superintendent") have agreed to lease to **LEMBAGA PEMBANGUNAN DAN LINDUNGAN TANAH (19/20 share) and NIRWANA MUHIBBAH SENDIRIAN BERHAD (1/20 share)**

all that parcel of land situate in the **MELIKIN LAND** District and known as Lot Number **2979** in Block/Section Number **0** containing approximately **3880 ha.** and whereas a Lease in accordance with the provisions of the Land Code cannot be given because the immediate survey of the land has not yet been practicable, now therefore I, the said Superintendent, in consideration of the payment of premium and of the rent hereinafter reserved hereby agree to the said **LEMBAGA PEMBANGUNAN DAN LINDUNGAN TANAH and NIRWANA MUHIBBAH SENDIRIAN BERHAD** entering into possession of the said land and holding it as tenant from the **17th** day of **October, 2000** subject to the payment therefor of the annual rent of Ringgit **NINE THOUSAND FIVE HUNDRED AND EIGHTY-FOUR ONLY (RM9,584.00)**

or to the payment of such revised rent as may hereafter be determined under section 30 of the Land Code and subject also to the terms and conditions hereinafter written.

## Premium

Ringgit **ONE MILLION NINE HUNDRED AND FORTY THOUSAND ONLY (RM1,940,000.00)**

(payable by **FIVE (5)** instalments as follows:-

- (a) **The first instalment of RM388,000.00 to be paid on the registration of this Lease; and**
- (b) **FOUR (4) subsequent equal instalments of RM49,581.08 to be paid annually thereafter on the 17th day of October of each succeeding year.)**

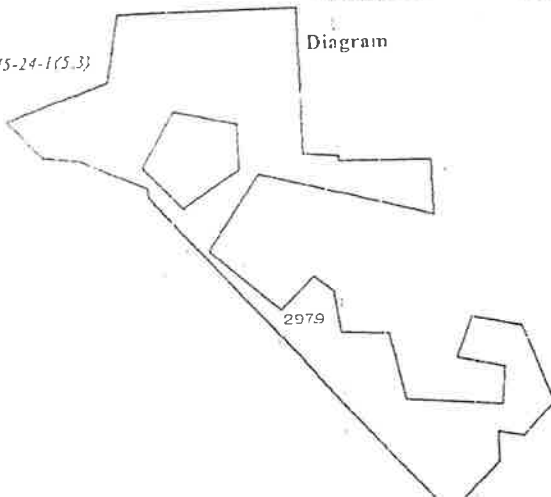
In witness whereof I the said Superintendent have hereunto set my hand and seal of office this **seventeenth** day of **October, Two thousand**.



*[Signature]*  
Superintendent of Lands and Surveys

Sheet Ref: **NS-24-1(5.3)**

Diagram



Classification : Mixed  
 Category : Country Land  
 Locality : Tg. Midin, Batang Kerang, Serian.

How the land  
 (by) 2984

L.&S. 22  
 Section 28  
 (Rev. 1976)

TRN. : 05-LCPLS-020-000-02979



MELIKIN LAND

Block/Section  
 DISTRICT

Lot No.

pu. l. k. n.

**RESTRICTIONS AND SPECIAL CONDITIONS**

(including any modification of implied conditions and restrictions)

(i) Upon the completion of a proper survey of the land the holder of this provisional lease will be given a lease in accordance with the provisions of the Land Code, and subject to the following express conditions and restrictions:

- (a) This land shall be used only for agricultural purposes and purposes incidental to the production and processing of crops grown thereon and such other purposes as may be from time to time approved by the Director of Lands and Surveys;
- (b) No building shall be erected within a distance of 300 feet from the edge of a road reserve without the prior authority in writing of the Director of Lands and Surveys;
- (c) All points of ingress to and egress from any trunk road shall be subject to the approval in writing of the Director of Lands and Surveys which approval shall be obtained prior to the commencement of construction and/or use of such point of ingress or egress;
- (d) The lessee shall not be entitled to a lease for any of the land included in this provisional lease which may be required for the purpose of a road reserve;

(Continued on continuation sheet No.1)

REGISTERED at the SAMARAHAN Land Registry Office this 17th day of October, 2000.



*[Signature]*  
 Registrar/Asst. Registrar

	Limitation, Easement, Etc. & Annotation	Signature of Registrar/Asst. Registrar
1 2 3 4 5 6 7 8 9 10 11 12 13		

REMARKS: Ref: 45, 61 & 119/SD/Doss.No. 127/93, L.R.: 80 No. 722/2000 & DIS Ref 19: 39/10(A122994(81)) of 6.5.1996 & 29.6.2000.  
 M.Z.L. vid. Gaz. Notif. No. Swk.L.N.6 of 5.3.1998.

	Signature of Registrar/Asst. Registrar
<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p><i>Transferred to SADONG OIL PALM PLANTATION SENDIRIAN BERHAD for RM2,206,000.00 vide L.2359/1004 of 29.06.2004.</i></p>	<p>Signature</p> <p><i>[Handwritten Signature]</i></p> <p>Asst. Registrar</p>

## CONTINUATION SHEET

NO. 1



Registrar/Asst. Registrar  
Date:

17th October, 2000

### RESTRICTIONS AND SPECIAL CONDITIONS

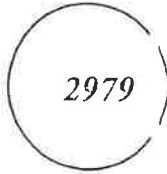
(including any modification of implied conditions and restrictions)

- (e) The proprietor shall not disturb the land within the sixty-six feet reserve, along the bank of navigable river or stream;
  - (f) The proprietor shall have no rights to extract timber or mineral deposits from the land without an appropriate licence issued by the relevant authority;
  - (g) The development of this land shall not interfere with the rights of the existing timber and/or mining licensee to fell and extract timber or to extract mineral deposit within the respective licensee's authorised area of operation;
  - (h) The proprietor is required under the Natural Resources and Environment (Prescribed Activities) Order, 1994 to undertake an Environmental Impact Assessment Study on the area prior to project implementation and to submit ten (10) copies of the report to the Secretary, Natural Resources and Environment Board;
  - (i) The proprietor shall commence field planting within two (2) years of the issue of this lease. The whole of the plantable area shall be fully planted by the end of the fifth year from the date of the issue of this lease;
  - (j) The observance of conditions (i) shall be enforced by the Minister for the time being responsible for Land Development or any agents duly authorised by him in writing in that behalf and the Minister or the agents so appointed shall have the rights of access to the land at all reasonable time;
  - (k) A breach or a default in the observance of any or all the conditions specified above shall render the land liable to forfeiture and the Superintendent or other officer authorised by him may, on behalf of the Government, declare the estate or interest secured by that document of title to be forfeited and re-enter the land or the portion thereof in respect of which the breach or default occurs in accordance with Section 33(1) of the Land Code;
  - (l) In the event that adjacent areas have been alienated for different crops and crop zoning is not possible, a buffer zone of 200 metres shall be instituted along the common boundary of the estates. No drain shall be built within the distance of 200 metres from each side of the estate's boundary. Activities carried out within this buffer zone shall be limited and have to be approved by the Plantation Land Committee or any designated authority; and
  - (m) Prior to commercial development of peat soils, the project proponent shall carry out a survey and submit a report on the peat depth and long term drainability of the proposed project area.;
- (ii) The term of years for which any such lease shall be granted shall be the balance then remaining of the term of sixty (60) years from the date of this provisional lease; and
- (iii) The holder of this provisional lease shall not be entitled to a lease of an area equal to the area above stated but only to such an area as the survey shows to be available.

L. & S. 134A



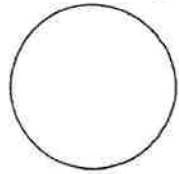
Block/Section



Lot No.




Storey No.



Parcel No.

TRN. : 08-LCPLS-020-000-02979  
MELIKIN LAND

DISTRICT

Limitation, Easement, Etc. & Annotation	Signature of Registrar/Asst. Registrar
 <p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34</p>	

REMARKS: