

PROVISIONAL LEASE OF STATE LAND

Whereas I, ABDUL KADIR BIN MENTARANG
the Superintendent of Lands and Surveys Samarahan
Division, (hereinafter called "the said Superintendent") have agreed to lease
Please see reverse for names of co-proprietors
all that parcel of land situate in the Melikin Land
District and known as Lot Number 166
(in Block / Section Number 5)
containing approximately 3770 hectares
and whereas a lease in accordance with the provision 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,
hereby agree to the said LEMBAGA PEMBANGUNAN DAN LINDUNGAN TANAH; and
NIRWANA MUHIBBAH SDN. BHD.
entering into possession of the said land and holding it as tenant from the 1st
day of October, 19 98 subject to the payment therefor of the annual rent of
dollars Ringgit Malaysia nine thousand three hundred and twelve only (RM9,312.00)
or to the payment of such revised rent as may hereafter be determined under section 30 of the Land
Code, and subject to the following terms and conditions:

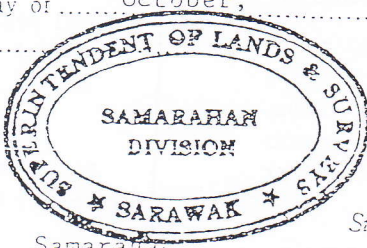
(1) Upon the completion of a proper survey of the land the holder of this provisional
lease will be given a lease in accordance with the provisions of the Land Code, and subject to
the following express conditions and restrictions (including any modifications of implied conditions
and restrictions):

(i) 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;
(See reverse hereof)

(2) The term of years for which any such lease shall be granted shall be the balance then
remaining of the term of sixty (60) year from the date of this
provisional lease.

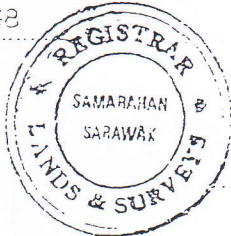
(3) The holder of this provisional lease shall not be entitled to a lease of an area equal to
the area above stated but only to such an area as the survey shows to be available.

In witness whereof I the said Superintendent have hereunto set my hand and seal of office this
first day of October, One thousand nine hundred and
ninety-eight.



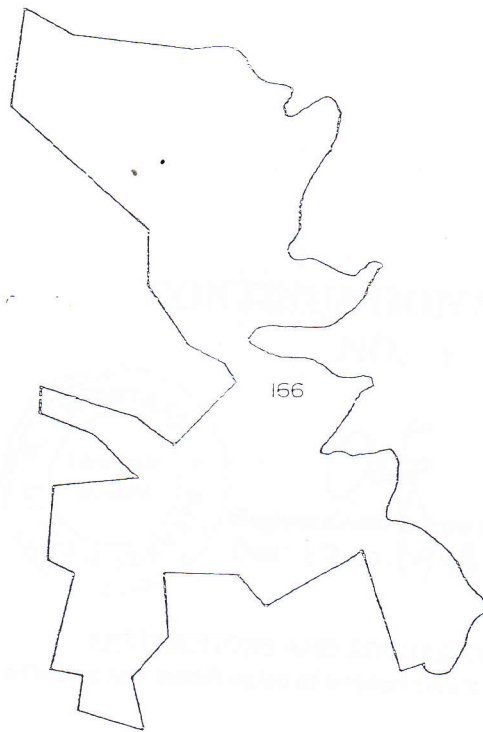
[Signature]
Superintendent of Lands and Surveys
Land Registry Office this 17th

REGISTERED at the Samarahan
day of October 19 98



[Signature]
Asst. Registrar

Sheet Ref: N5-27-2 (5.3) &
MP 8/28-14



Scale : 1 : 125000

Names of co-proprietors:-

LEMBAGA PEMBANGUNAN DAN LINDUNGAN TANAH, a body established under the Land Custody and Development Authority Ordinance No. 4 of 1981 in Sarawak (7/10ths undivided share); and **NIRWANA MUHIBBAH SIN. BHD.**, a Company incorporated and registered in Malaysia under the Companies Act, 1965 (3/10ths undivided share)

Premium:- Ringgit Malaysia one million eight hundred and eighty-five thousand only (RM1,885,000.00)

- (a) The first instalment of RM630,000.00 is to be paid on the issue of the provisional lease;
- (b) The second instalment of RM703,765.34 is to be paid on 1.1.1999; and
- (c) The third instalment of RM703,765.34 is to be paid on 1.1.2000.
- (ii) 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;
- (iii) 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;
- (iv) The proprietor shall not disturb the land within sixty-six feet reserve, along the bank of navigable river or stream;
- (v) The proprietor shall have no rights to extract timber or mineral deposits from the land without an appropriate licence issued by the relevant authority;

- (vi) 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;
- (vii) 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;
- (viii) 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;
- (ix) 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. (This is in addition to the EIA Report);

(See Continuation Sheet No. 1)

[Handwritten Signature]
12/10/1998

CONTINUATION SHEET

NO. 1

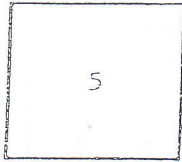


Registrar Asst. Registrar

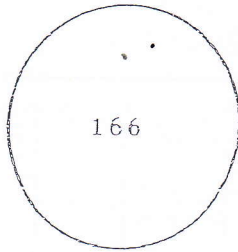
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RESTRICTIONS AND SPECIAL CONDITIONS
(including any modification of implied conditions and restrictions)

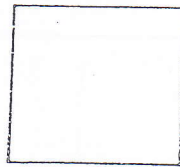
- (x) The proprietor shall commence field planting within three (3) years of the issue of this lease and shall complete at least fifty percent of the planting of the next plantable area at the end of the seventh year. The whole of the nett plantable area shall be fully planted by the end of the tenth year from the date of issue of this lease;
- (xi) The observance of condition (x) 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; and
- (xii) 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.



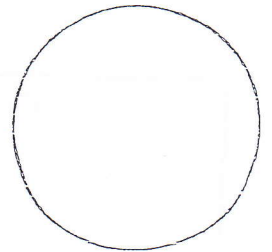
Block/Section



Lot No.



Storey No.



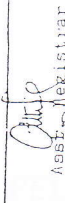





Parcel No.

MELIKIN LAND

DISTRICT

Limitation, Easement, Etc. & Annotation	Signature of Registrar/Asst. Registrar
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REMARKS:

	Transfer, Power of Attorney, Sublease, Charge, Caveat, Etc	Signature of Registrar/Asst. Registrar
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5	Transferred to CEDONG PLANTATION SDN. BHD. for RM3,120,000.00 vide Instrument No.1.424/2000 of 1.3.2000 at 0925 hours	 Asst. Registrar
6	Charged to HSBC BANK (MALAYSIA) BERHAD for RM5,000,000.00 vide Instrument No.1.425/2000 of 1.3.2000 at 0930 hours (including caveat)	 Asst. Registrar
7	Charged to HSBC BANK (MALAYSIA) BERHAD for RM6,000,000.00 vide Instrument No.L.426/2000 of 1.3.2000 at 0935 hours (including caveat)(Subject to Charge No.1.425/2000)	 Asst. Registrar
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14	Charge L.427/2000 and L.428/2000 discharged vide L.431/2004 of 13.10.2004. Printed in errors	
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19	Charged to HSBC BANK (MALAYSIA) BERHAD for RM40,000,000.00 vide L.437/2004 of 13.10.2004 (includes caveat) (with one (1) other title). Printed in errors	
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23	Charge L.425/2000 and L.426/2000 discharged vide L.431/2004 of 13.10.2004.	 Asst. Registrar
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27	Charged to HSBC BANK MALAYSIA BERHAD for RM40,000,000.00 vide L.4318/2004 of 13.10.2004 (includes caveat) (with one (1) other title).	 Asst. Registrar
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31	Evidence has been furnished that the name of the within registered proprietor is DD PELITA GEDONG PLANTATION SDN. BHD. vide L.4780/2006 of 21.09.2006.	 Asst. Registrar
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