



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 to  
Please see reverse for names of co-proprietors.

all that parcel of land situate in the Melikin Land  
District and known as Lot Number 2  
(in Block ~~Section~~ Number 6)  
containing approximately 3480 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 eight thousand five hundred and ninety-six only (RM8,596.00)  
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:

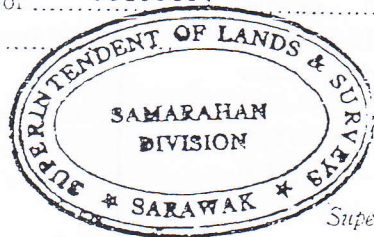
(1) Upon the completion of a proper survey of the land the holder of this provisional lease will be given a lease in accordance with the provisions of the Land Code, and subject to the following express conditions and restrictions (including any modifications of implied conditions and restrictions):

(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.

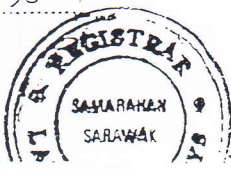
(3) The holder of this provisional lease shall not be entitled to a lease of an area equal to the area above stated but only to such an area as the survey shows to be available.

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 11th

REGISTERED at the Samarahan  
day of October 19 98



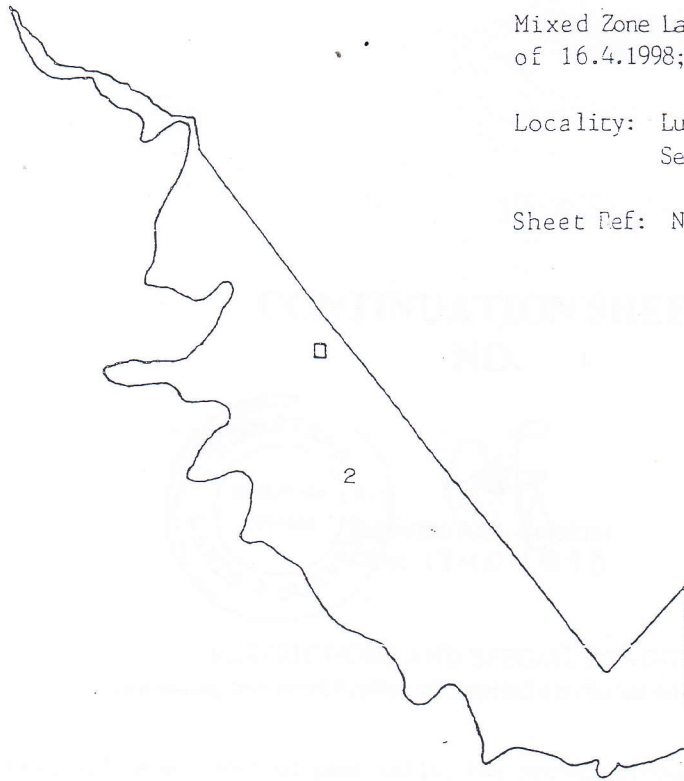
*[Signature]*

# SKETCH

Mixed Zone Land vide Gaz. Notif. No. Swk.L. 30 of 16.4.1998; Country Land

Locality: Lubok Meringan, Batang Kerang, Serian.

Sheet Ref: N5-28-3 (5.3) & MP 8/28-14



Scale : 1 : 125000

**Names of co-proprietors:-**

**EMBAGA 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  
**IRWANA MUHLIBBAH SDN. BHD.**, a Company incorporated and registered in Malaysia under the Companies Act, 1965 (3/10ths undivided share)

**Premium:-** Ringgit Malaysia one million seven hundred and forty thousand only (RM1,740,000.00) shall be paid by three (3) yearly instalments as follows:-

- (a) The first instalment of RM580,000.00 is to be paid on the issue of provisional lease;
  - (b) The second instalment of RM650,492.27 is to be paid on 1.1.1999; and
  - (c) The third instalment of RM650,492.27 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;
  - ii) 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 the sixty-six feet reserve, along the bank of navigable river or stream;

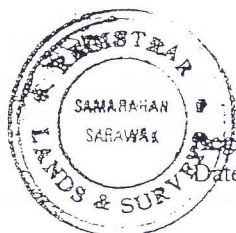
- (v) The proprietor shall have no rights to extract timber or mineral deposits from the land without an appropriate licence issued by the relevant authority;
- (vi) The development of this land shall not interfere with the rights of the existing timber and/or mining licensee to fell and extract timber 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;

(See Continuation Sheet No. 1)

*Aug 17/10/1998*

## CONTINUATION SHEET

NO. 1

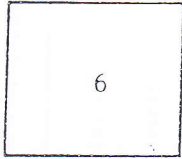


Registrar/Asst. Registrar  
Date: 17.10.1998

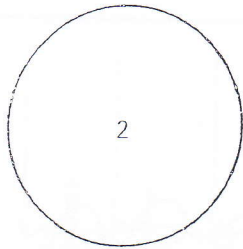
### RESTRICTIONS AND SPECIAL CONDITIONS

*(including any modification of implied conditions and restrictions)*

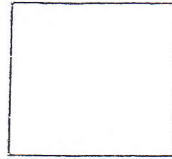
- (ix) Prior to commercial development of peat soils, the project proponent shall carry out a survey and submit a report on the peat depth and long term drainability of the proposed project area. (This is in addition to the EIA Report);
- (x) The proprietor shall commence field planting within three (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.



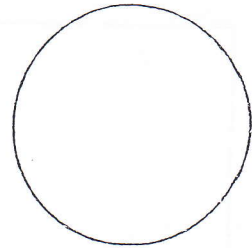
Block/~~Section~~



Lot No.



Storey No.



Parcel No.

MELIKIN LAND

DISTRICT

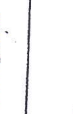



Limitation, Easement, Etc. & Annotation

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REMARKS:

Transfer, Power of Attorney, Sublease, Charge, Caveat, Etc

Signature of Registrar/Asst. Registrar	
 Asst. Registrar	Transferred to GEDONG PLANTATION SDN. BHD. for RM2,880,000.00 vide Instrument No.L.421/2000 of 1.3.2000 at 0910 hours Charged to <del>HSBC</del> BANK (MALAYSIA) BERHAD for RM5,000,000.00 vide Instrument No.L.422/2000 of 1.3.2000 at 0915 hours (includes caveat) Charged to CGRC BANK (MALAYSIA) BERHAD for RM6,000,000.00 vide Instrument No.L.423/2000 of 1.3.2000 at 0920 hours (includes caveat) DISCOVERED (Subject to Charge No.L.422/2000)
 Asst. Registrar	Charge L.422/2000 and L.423/2000 discharged vide L.431/2004 of 13.10.2004.
 Asst. Registrar	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	Evidence has been furnished that the name of the within registered proprietor is DD PELITA GEDONG PLANTATION SDN.BHD. vide L.4779/2006 of 21.09.2006.

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