

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 17666160	<b>Search Date:</b> 08/02/2022 16:30
<b>Date State Tenure Created:</b> 21/10/1995	<b>Request No:</b> 40081089
<b>Creating Dealing:</b>	

**DESCRIPTION OF LAND**

Tenure Reference: PH 15/450  
Lease Type: ROLLING TERM LEASE  
LOT 450 SURVEY PLAN 274333  
Local Government: BULLOO  
Area: 231000.000000 Ha. (ABOUT)  
No Land Description  
No Forestry Entitlement Area  
Purpose for which granted:  
NO PURPOSE DEFINED

**REGISTERED LESSEE**

Dealing No: 717793680 23/01/2017  
NAPPA MERRIE HOLDINGS PTY LIMITED A.C.N. 615 690 349 TRUSTEE  
UNDER INSTRUMENT 717793680

**TERM OF LEASE**

Term and day of beginning of lease  
Term: 30 years commencing on 01/04/1971  
Expiring on 31/03/2001  
Extended to 31/03/2051

**CONDITIONS**

A126 SPECIFIED CONDITIONS FOR: Term Lease  
PURPOSE: Rolling term lease - Pastoral

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**STATUTORY CONDITIONS:**  
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Statutory conditions are the general mandatory conditions of a lease and binds the lessee in accordance with Part 2 Division 1 of the Land Act.

1. Permitted Use: The lessee must use the land only for the purpose for which the tenure was issued under the Land Act 1994.
2. Duty of Care: The lessee has the responsibility for a duty of care, for the land under the Land Act 1994.
3. Rent/Instalment: The lessee must pay the annual rent/instalment in accordance with the Land Act 1994 and the Land Regulation 2009.  
For further information on how annual rent is determined, refer to the department's website at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au).
4. Noxious plants: The lessee must keep noxious plants on the land under control. If the lessee does not comply with this condition, the Minister may bring the noxious plants under control, the cost of which will be recovered from the lessee.
5. Information to Minister: The lessee must give the Minister administering the Land Act 1994, information the Minister asks

**CONDITIONS (Continued)**

for about the tenure.

6. Monies for Improvements: No money for improvements is payable by the State on the forfeiture, surrender or expiry of this lease but money may be payable if the State receives payment from an incoming lessee or buyer for the improvements on the land. However, the previous lessee may apply to the Minister to remove the improvements that belong to the lessee, within a period of 3 months from the date of the forfeiture, surrender, or expiry of this lease. The lessee may only undertake the removal of the improvements in the presence of an authorised representative of the department, if required by the Minister. The lessee may only remove those improvements if all monies due from the lessee to the department under this lease have been paid.

REGULATORY-CONDITIONS:-----  
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A regulatory condition relates to a lease , in accordance with the Land Regulation.

1. Indemnity: The lessee indemnifies and agrees to keep indemnified the Minister, and the State of Queensland and its Representatives, (the "Indemnified parties") against all liability, costs, loss and expenses including claims in negligence (including any claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on a solicitor and client basis) ("Claim") arising from or incurred in connection with:
  - a. the granting of this lease to the lessee;
  - b. the lessee 's use and occupation of the land; or
  - c. personal injury (including sickness and death) or property damage or loss in connection with the performance (or attempted purported performance or non-performance) of the lease or a breach of the lease by the lessee .

The lessee hereby releases and discharges to the full extent permitted by law, the Indemnified parties from all actions, claims, proceedings or demands and in respect of any loss, death, injury, illness or damage (whether personal or property and whether special, direct, indirect or consequential financial loss) arising out of the use and occupation of the lease. To the full extent permitted by law, the Minister, the State of Queensland and their Representatives will not be liable to the lessee for any special, indirect or consequential damages, including consequential financial loss arising out of the use and occupation of the lease.

2. Public Liability: The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, if not so authorised then only with the Minister's approval, which can be given or withheld in the Minister's sole discretion, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the land or any improvements thereon and against all claims, demands, proceedings, costs, charges, and expenses whatsoever (including claims in negligence) Such policy must:
  - a. be for an amount of not less than \$20,000,000.00 and have no per event sublimit or such higher amounts as the Minister may reasonably require.
  - b. be effected on a "claims occurring" basis; and
  - c. be maintained at all times during the currency of the lease, and upon receipt of any notice of cancellation, the lessee must immediately effect another public insurance

**CONDITIONS (Continued)**

- policy in accordance with the terms of the lease .
- The lessee must, as soon as practicable, inform the Minister, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister is kept fully informed of subsequent actions and developments concerning the claim. The lessee must renew such policy, at the lessee's expense, each year during the currency of this lease.
- The condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund. This condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.
3. Access: The provision of access, further access or services to the land will not be the responsibility of the State.
  4. Survey Costs: If the land needs to be surveyed or re-surveyed the lessee must do this at their own cost under the Survey and Mapping Infrastructure Act 2003. This survey plan must be lodged in the land registry within the specified time.
  5. Extension: The lease is subject to the extensions of rolling term leases provision of the Land Act 1994 and the Minister must grant an extension of the term of a rolling term lease if the lessee makes an application in the approved form. The extension will be for the original term of the lease and may be given subject to condition changes.
  6. Jurisdiction: The lessee is subject to the Land Act 1994 and all other relevant Queensland and Commonwealth legislation.
  7. Compliance with Laws - the lessee must comply with all lawful requirements of the -
    - a. Local Government; and
    - b. any department within the Queensland or Commonwealth governments (including the department administering the Land Act 1994), local authority or statutory instrumentality having jurisdiction over the land, or the development, use and occupation of the land, in regard to its use, occupation and development of the land.

SPECIAL-CONDITIONS:-----  
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- These conditions relate to this lease.
- Improvements or development on or to the land
1. The lessee must during the whole term of the lease, to the satisfaction of the relevant authorities, maintain all improvements and boundary fencing on the land in a good and substantial state of repair.
- Quarry material
1. The lessee must allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land. Except as hereinafter provided the lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with the requirements or a permit, licence, agreement or contract

**CONDITIONS (Continued)**

granted or made under the Forestry Act 1959.

**ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Lease No. 17666160
2. EASEMENT IN GROSS No 704050640 16/05/2000 at 13:50  
burdening the land  
SANTOS LIMITED A.C.N. 007 550 923  
DELHI PETROLEUM PTY LTD A.C.N. 007 854 686  
SANTOS PETROLEUM PTY LTD A.C.N. 000 146 369  
BORAL ENERGY RESOURCES LIMITED A.C.N. 007 845 338  
VAMGAS PTY LTD A.C.N. 006 245 110  
SANTOS AUSTRALIAN HYDROCARBONS PTY LTD A.C.N. 010 850 487  
OIL COMPANY OF AUSTRALIA LIMITED A.C.N. 001 646 331  
over  
LOT F ON CP 889456
3. CHANGE OF NAME No 705677558 05/06/2002 at 15:35  
EASEMENT IN GROSS: 704050640  
SANTOS LIMITED A.C.N. 007 550 923  
TENANT IN COMMON 3263/10000  
DELHI PETROLEUM PTY LTD A.C.N. 007 854 686  
TENANT IN COMMON 29/125  
SANTOS PETROLEUM PTY LTD A.C.N. 000 146 369  
TENANT IN COMMON 117/625  
ORIGIN ENERGY RESOURCES LIMITED A.C.N. 007 845 338  
TENANT IN COMMON 33/200  
VAMGAS PTY LTD A.C.N. 006 245 110 TENANT IN COMMON 601/8000  
SANTOS AUSTRALIAN HYDROCARBONS PTY LTD A.C.N. 010 850 487  
TENANT IN COMMON 3/250  
OIL COMPANY OF AUSTRALIA LIMITED A.C.N. 001 646 331  
TENANT IN COMMON 19/8000
4. TRANSFER No 715191663 09/07/2013 at 11:17  
EASEMENT IN GROSS: 704050640  
SANTOS LIMITED TENANT IN COMMON 3263/10000  
DELHI PETROLEUM PTY LTD TENANT IN COMMON 29/125  
SANTOS PETROLEUM PTY LTD TENANT IN COMMON 117/625  
BORAL ENERGY RESOURCES LIMITED TENANT IN COMMON 33/200  
VAMGAS PTY LTD TENANT IN COMMON 601/8000  
SANTOS AUSTRALIAN HYDROCARBONS PTY LTD  
TENANT IN COMMON 3/250  
ORIGIN ENERGY RESOURCES LIMITED TENANT IN COMMON 19/8000
5. EASEMENT IN GROSS No 712578179 08/07/2009 at 07:53  
burdening the land  
EPIC ENERGY QUEENSLAND PTY LIMITED A.B.N. 67 066 656 219  
over  
EASEMENT L ON SP218832
6. SUB LEASE No 715260771 16/08/2013 at 10:50  
S. KIDMAN & CO LTD A.C.N. 007 872 317  
OF THE WHOLE OF THE LAND  
TERM: 01/01/2012 TO 31/12/2014 OPTION AS THEREIN STATED
7. AMENDMENT OF LEASE CONDITIONS No 716438662 20/04/2015 at 05:00  
THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.

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Title Reference: 17666160

## ENCUMBRANCES AND INTERESTS (Continued)

8. SUB LEASE No 716565388 18/06/2015 at 14:34  
 COULTON CATTLE CO PTY LTD A.C.N. 604 326 016  
 OF THE WHOLE OF THE LAND  
 TERM: 30/03/2015 TO 29/03/2018 OPTION 2 YEARS
9. MORTGAGE No 717793681 23/01/2017 at 13:44  
 NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

## ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
717683545	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	01/12/2016 09:37	CURRENT
717683565	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	01/12/2016 09:38	CURRENT
717683568	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	01/12/2016 09:39	CURRENT
717683638	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	01/12/2016 09:44	CURRENT
717683641	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	01/12/2016 09:45	CURRENT
717919443	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	24/03/2017 11:36	CURRENT
717919501	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	24/03/2017 11:39	CURRENT
719700339	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	28/10/2019 12:39	CURRENT
719767646	EXEMPT CONS SEC 322AA LAND ACT 1994	02/12/2019 08:28	CURRENT

## UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current State Tenure Search \*\*

Information provided under section 34 Land Title Act (1994) or section 281 Land Act (1994)

Queensland Titles Registry Pty Ltd  
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<b>Title Reference:</b> 17666180	<b>Search Date:</b> 08/02/2022 16:30
<b>Date State Tenure Created:</b> 21/10/1995	<b>Request No:</b> 40081089
<b>Creating Dealing:</b>	

**DESCRIPTION OF LAND**

Tenure Reference: PH 15/2528  
 Lease Type: ROLLING TERM LEASE  
 LOT 2528 CROWN PLAN PH429  
 Local Government: BULLOO  
 Area: 135974.400000 Ha. (SURVEYED)  
 No Land Description  
 No Forestry Entitlement Area  
 Purpose for which granted:  
 NO PURPOSE DEFINED

**REGISTERED LESSEE** **INTEREST**

Dealing No: 717008480	14/01/2016	
JENNIFER ANN BETTS		1/2
BRADLEY ROSS BETTS		1/2
AS TENANTS IN COMMON		

**TERM OF LEASE**

Term and day of beginning of lease  
 Term: 30 years commencing on 01/04/1966  
 Expiring on 31/03/1996  
 Extended to 31/03/2049

**CONDITIONS**

A126 SPECIFIED CONDITIONS FOR: Term Lease  
 PURPOSE: Rolling term lease - pastoral  
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 STATUTORY CONDITIONS:  
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 Statutory conditions are the general mandatory conditions of a lease and binds the lessee in accordance with Part 2 Division 1 of the Land Act.  
 1. Permitted Use: The lessee must use the land only for the purpose for which the tenure was issued under the Land Act 1994.  
 2. Duty of Care: The lessee has the responsibility for a duty of care, for the land under the Land Act 1994.  
 3. Rent/Instalment: The lessee must pay the annual rent/instalment in accordance with the Land Act 1994 and the Land Regulation 2009.  
 For further information on how annual rent is determined, refer to the department's website at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au).  
 4. Noxious plants: The lessee must keep noxious plants on the land under control. If the lessee does not comply with this condition, the Minister may bring the noxious plants under control, the cost of which will be recovered from the lessee.  
 5. Information to Minister: The lessee must give the Minister

**CONDITIONS (Continued)**

administering the Land Act 1994, information the Minister asks for about the tenure.

6. Monies for Improvements: No money for improvements is payable by the State on the forfeiture, surrender or expiry of this lease but money may be payable if the State receives payment from an incoming lessee or buyer for the improvements on the land. However, the previous lessee may apply to the Minister to remove the improvements that belong to the lessee, within a period of 3 months from the date of the forfeiture, surrender, or expiry of this lease. The lessee may only undertake the removal of the improvements in the presence of an authorised representative of the department, if required by the Minister. The lessee may only remove those improvements if all monies due from the lessee to the department under this lease have been paid.

REGULATORY-CONDITIONS:-----  
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A regulatory condition relates to a lease, in accordance with the Land Regulation.

1. Indemnity: The lessee indemnifies and agrees to keep indemnified the Minister, and the State of Queensland and its Representatives, (the "Indemnified parties") against all liability, costs, loss and expenses including claims in negligence (including any claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on a solicitor and client basis) ("Claim") arising from or incurred in connection with:
- a. the granting of this lease to the lessee;
  - b. the lessee's use and occupation of the land; or
  - c. personal injury (including sickness and death) or property damage or loss in connection with the performance (or attempted purported performance or non-performance) of the lease or a breach of the lease by the lessee.

The lessee hereby releases and discharges to the full extent permitted by law, the Indemnified parties from all actions, claims, proceedings or demands and in respect of any loss, death, injury, illness or damage (whether personal or property and whether special, direct, indirect or consequential financial loss) arising out of the use and occupation of the lease. To the full extent permitted by law, the Minister, the State of Queensland and their Representatives will not be liable to the lessee for any special, indirect or consequential damages, including consequential financial loss arising out of the use and occupation of the lease.

2. Public Liability: The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, if not so authorised then only with the Minister's approval, which can be given or withheld in the Minister's sole discretion, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the land or any improvements thereon and against all claims, demands, proceedings, costs, charges, and expenses whatsoever (including claims in negligence) Such policy must:
- a. be for an amount of not less than \$20,000,000.00 and have no per event sublimit or such higher amounts as the Minister may reasonably require.
  - b. be effected on a "claims occurring" basis; and
  - c. be maintained at all times during the currency of the lease, and upon receipt of any notice of cancellation, the



**CONDITIONS (Continued)**

lessee must immediately effect another public insurance policy in accordance with the terms of the lease .

The lessee must, as soon as practicable, inform the Minister, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister is kept fully informed of subsequent actions and developments concerning the claim.

The lessee must renew such policy, at the lessee's expense, each year during the currency of this lease.

The condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.

This condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and continues to be insured by Comcover.

- 3. Access: The provision of access, further access or services to the land will not be the responsibility of the State.
- 4. Survey Costs: If the land needs to be surveyed or re-surveyed the lessee must do this at their own cost under the Survey and Mapping Infrastructure Act 2003. This survey plan must be lodged in the land registry within the specified time.
- 5. Extension: The lease is subject to the extensions of rolling term leases provision of the Land Act 1994 and the Minister must grant an extension of the term of a rolling term lease if the lessee makes an application in the approved form. The extension will be for the original term of the lease and may be given subject to condition changes.
- 6. Jurisdiction: The lessee is subject to the Land Act 1994 and all other relevant Queensland and Commonwealth legislation.
- 7. Compliance with Laws - the lessee must comply with all lawful requirements of the -
  - a. Local Government; and
  - b. any department within the Queensland or Commonwealth governments (including the department administering the Land Act 1994), local authority or statutory instrumentality having jurisdiction over the land, or the development, use and occupation of the land, in regard to its use, occupation and development of the land.

SPECIAL-CONDITIONS:-----

These conditions relate to this lease.

Improvements or development on or to the land

- 1. The lessee must during the whole term of the lease, to the satisfaction of the relevant authorities, maintain all improvements and boundary fencing on the land in a good and substantial state of repair.

Quarry material

- 1. The lessee must allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land.  
Except as hereinafter provided the lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with



Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>17666180</b>
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**CONDITIONS (Continued)**

the requirements or a permit, licence, agreement or contract granted or made under the Forestry Act 1959.

**ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by Lease No. 17666180
2. EASEMENT IN GROSS No 708042385 09/09/2004 at 12:19 burdening the land  
 VAMGAS PTY LTD A.B.N. 76 006 245 110  
 SANTOS LIMITED A.B.N. 80 007 550 923  
 DELHI PETROLEUM PTY LTD A.B.N. 65 007 854 686  
 SANTOS PETROLEUM PTY LTD A.B.N. 95 000 146 369  
 ORIGIN ENERGY RESOURCES LIMITED A.B.N. 66 007 845 338  
 SANTOS AUSTRALIAN HYDROCARBONS PTY LTD A.B.N. 83 010 850 487  
 ORIGIN ENERGY CSG LIMITED A.B.N. 68 001 646 331  
 over  
 EASEMENT G ON SP157755
3. TRANSFER No 715191588 09/07/2013 at 11:13  
 EASEMENT IN GROSS: 708042385  
 VAMGAS PTY LTD TENANT IN COMMON 601/8000  
 SANTOS LIMITED TENANT IN COMMON 3263/10000  
 DELHI PETROLEUM PTY LTD TENANT IN COMMON 29/125  
 SANTOS PETROLEUM PTY LTD TENANT IN COMMON 117/625  
 ORIGIN ENERGY RESOURCES LIMITED TENANT IN COMMON 1339/8000  
 SANTOS AUSTRALIAN HYDROCARBONS PTY LTD  
 TENANT IN COMMON 3/250
4. EASEMENT IN GROSS No 708106877 05/10/2004 at 08:53 burdening the land  
 SANTOS LIMITED A.B.N. 80 007 550 923  
 DELHI PETROLEUM PTY LTD A.B.N. 65 007 854 686  
 SANTOS PETROLEUM PTY LTD A.B.N. 95 000 146 369  
 VAMGAS PTY LTD A.B.N. 76 006 245 110  
 over  
 EASEMENT H ON SP163455
5. AMENDMENT OF LEASE CONDITIONS No 715965240 21/08/2014 at 05:00  
 THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
717904160	CON COM AGMT MINERAL AND ENERGY RESOURCES (COMMON PROVISIONS) ACT 2014	17/03/2017 10:35	CURRENT
719767646	EXEMPT CONS SEC 322AA LAND ACT 1994	02/12/2019 08:28	CURRENT

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current State Tenure Search \*\*

Information provided under section 34 Land Title Act (1994) or section 281 Land Act (1994)