

WESTERN AUSTRALIA
 LAND ADMINISTRATION ACT 1997 as amended
 TRANSFER OF LAND ACT 1893 as amended

PASTORAL LEASE (L)

DESCRIPTION OF LAND (NOTE 1)

DESCRIPTION OF LAND (NOTE 1)	EXTENT	VOLUME	FOLIO

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (NOTE 2)

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LESSOR

STATE OF WESTERN AUSTRALIA acting through the Minister for Lands, a body corporate under the *Land Administration Act 1997*, care of the Department of Lands PO Box 1143 WEST PERTH WA 6872.

LESSEE (NOTE 3)

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TERM OF PASTORAL LEASE (NOTE 4)

YEARS	MONTHS	DAYS	commencing on the 1 ST day of July in the year 2015
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RENT (NOTE 5)

For an annual rental of \$ _____ plus GST as defined under the *A New Tax System (Goods and Services Tax) Act 1999* as at 1 July 2015, determined and reviewed in accordance with the *Land Administration Act 1997* ("**LA Act**") from time to time ("**Rent**") and payable in advance:

1. on or before that date, by an initial sum equivalent to the Rent pro-rated for two calendar months; and
2. after that date, on each 1 September and 1 March during the term, by a sum equivalent to one-half of the Rent (excluding the final payment, which will be pro-rated).

Pursuant to section 143 of the LA Act, the MINISTER FOR LANDS, for and on behalf of the STATE OF WESTERN AUSTRALIA, HEREBY GRANTS to the Lessee above (at Note 3), a lease of the land described above (at Note 1), for the term specified above (at Note 4) and at the Rent specified above (at Note 5):

- (a) subject to the provisions of the LA Act, as amended from time to time; and
- (b) subject to the laws of the State of Western Australia as may apply from time to time BUT ONLY to the extent any such laws are not inconsistent with the LA Act; and
- (c) on the terms and conditions set out in pastoral lease number _____ ("**Pastoral Lease**"), also registered as Crown lease number _____ under the *Transfer of Land Act 1893*, INCLUDING the reservations referred to in the Pastoral Lease, BUT ONLY to the extent that any of those terms or conditions, or reservations are not inconsistent with the LA Act.

PASTORAL LEASE AND CROWN LEASE NUMBERS (NOTE 6)

ATTESTATION SHEET

Executed by the parties as a Deed on the day of in the year

LESSOR SIGNS HERE (NOTE 7)

Large empty rectangular box for the lessor's signature.

LESSEE/S SIGN HERE (NOTE 8)

Large empty rectangular box for the lessee's signature.

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1 should be used with appropriate headings. The boxed sections should only contain the words "See Annexure".
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the person signing this document and their witnesses.
4. Duplicates are not issued for Crown Land Titles.

NOTES

1. DESCRIPTION OF LAND

Lot and Diagram/Plan number or Location name and number to be stated.

Extent – Whole, part or balance of the land comprised in the Certificate of Crown Land Title to be stated.

The Certificate of Crown Land Title Volume and Folio number to be stated.

2. LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS

In this panel show (subject to the next paragraph) those limitations, interests, encumbrances and notifications affecting the land being leased that are recorded on the Crown Land Title:

- a) In the Second Schedule;
- b) If no Second Schedule, that are encumbrances. (Unless to be removed by action or document before registration hereof)

Do not show any:

- (a) Easement Benefits or Restrictive/Covenant Benefits; or
- (b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a mortgage is shown, do not show any partial discharges or any document affecting either).

The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and relevant plan/diagram.

If none show "nil".

3. LESSEE

State full name of Lessee / Lessees and the address/ addresses to which future notices can be sent.

4. TERM OF PASTORAL LEASE

Term to be stated in years, months and days.

5. RENT

State the Rent to be paid at the commencement date.

6. PASTORAL LEASE AND CROWN LEASE NUMBERS

State the Pastoral Lease number and the Crown Lease number in spaces provided.

7. LESSOR'S ATTESTATION

To be executed by the Minister for Lands or a person with a delegation under section 9 of the *Land Administration Act 1997* of the power of the Minister for Lands under section 143 of the Act.

8. LESSEE'S ATTESTATION

A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an adult person. The full name, address and occupation of the witness must be stated.

EXAMINED

OFFICE USE ONLY

PASTORAL LEASE (L)

LODGED BY

ADDRESS

PHONE No.

FAX No.

REFERENCE No.

ISSUING BOX No.

PREPARED BY

ADDRESS

PHONE No.

FAX No.

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

- | | |
|----------|-----------------|
| 1. _____ | Received Items |
| 2. _____ | Nos. |
| 3. _____ | |
| 4. _____ | Receiving Clerk |
| 5. _____ | |
| 6. _____ | |

Registered pursuant to the provisions of the *TRANSFER OF LAND ACT 1893* as amended on the day and time shown above and particulars entered in the Register.