



Stanwell Corporation Limited
C/- The Property Manager
Raine & Horne Kingaroy
106 Haly Street
Kingaroy Qld 4610

Dear Stanwell Corporation Limited,

Expression of interest to lease Stanwell Corporation Limited's Property

I/We hereby express our interest in leasing Stanwell Corporation farming land as per the information below and the land management plan and supporting information attached. The relevant details are as follows:

Our details

Full name of proposed tenants:

Business name & ABN

Street Address of Premises:

Goodger Gully Rd, Semgreens Rd & Kunioon Rd, Kunioon

Real Property Description of Premises:

Lot 119 on CP FTZ37285

Lot 31 on CP FTZ37182

Lot 179 on CP FY48

Part of Lot 2 on RP25565

Comments:

Lease details

Lessee Name/Business Name ABN:

Lessee Home Address:

Type and number of animals:

Cultivation Details:

Lease Rental Offer:

(This figure will be the lease amount shown on the lease agreement for the farm and should be based on the operation of the lease area at the level proposed in your land management plan. If necessary the land management plan should contain a calculation for any land management works or improvements to be undertaken by you as lessee or Stanwell Corporation Limited as Landlord to allow the operation of the lease area at the level proposed in your land management plan.)

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I/We undertake to work the leased land at the level identified in my land management plan attached as agreed and amended in agreement with Stanwell Corporation Limited.

I/We acknowledge that I/we:

- am/are still ultimately responsible for complying with the terms and conditions of the Farming lease agreement.

Please send the response to my "Expression of Interest" to the following address:

Postal Address: _____

E-mail Address: _____

I/We look forward to receiving your response in due course.

Yours sincerely

Signed: _____ Name: _____
(PRINTED)

Signed _____ Name: _____
(PRINTED)

Date: _____

Note: This "Expression of Interest" should be completed and returned with the land management plan and supporting information to the following address:

Stanwell Corporation Limited
C/- The Property Manager
Raine & Horne Kingaroy
160 Haly Street
Kingaroy Qld 4610

Fax: 07 4162 3455

Email: property.kingaroy@rhq.com.au

EXPRESSION OF INTEREST REQUIREMENTS:

Stanwell Corporation Limited have engaged Raine & Horne Kingaroy to provide property management services for their residential properties (Contacts Jackie Allery Ph: 07 4162 2144). This engagement has been expanded, to include additional services including the marketing of vacant rural properties and to receive submissions from interested parties for the lease of rural properties.

Interested parties should submit an "Expression of Interest" to Raine & Horne, Kingaroy that includes, but is not limited to the following:

- A rental proposal;
- An overview of intended use of property detailing areas of cropping, head/cattle units intended to run on the property under normal pasture conditions and any other relevant information.
- A land management plan outlining how the applicant will manage and maintain the property with regard to weed, pests, fire risk, fuel load, erosion control, fencing, water infrastructure and structural improvements etc.
- An outline of personal history or experience (with referees) with respect to rural pursuits, farming or the property involved; and
- Any additional information in support of your Expression of Interest.

PROPERTY INSPECTION:

Inspections of the property may be coordinated with Raine & Horne Kingaroy at their convenience. Please contact Rain & Horne Kingaroy in this regard.

ONGOING MANAGEMENT OF LEASE AGREEMENT:

Once the final lease agreement is in place the ongoing management of the lease agreement will be with Stanwell Corporation Limited as the lessor. Stanwell have engaged Raine & Horne, Kingaroy to issue rural rental invoices and collect monies on our behalf.

Expression of interests invited for vacant Stanwell Corporation Limited property

Stanwell Corporation has the following vacant properties available for lease through an expression of interest process.

Stanwell will require these parcels to be occupied under a single lease agreement held by the same tenant.

Property Addresses, description and areas:

Lot 119 on CP FTZ37285, Lot 31 on CP FTZ37182, Lot 179 on CP FY48 & part of Lot 2 on RP25565 located at Goodger Gully Rd, Semgreens Rd & Kunioon Rd, Kunioon (as shown on the attached maps) and containing an approximate area of 170 hectares (approx. 420 acres). This is considered a grazing property although it has been substantially contoured previously and Stanwell would consider that use in the future for the right lessee.

Other Relevant information:

Water - The property has 3 main dams however with the current prolonged drought conditions there is limited water available.

Fences - The lease property has stock proof boundary fences. Internal fences should be managed by the lessee.

Cattle yards - There are cattle yards on the property currently.

Other Rural infrastructure/sheds - There are no useful structures or sheds located on the land.

Farm Agreement:

Following the initial Expression of Interest process Stanwell will identify and notify the successful applicant and establish the lease agreement.

Land Management Issues:

- **Fencing** - Stanwell has established and maintaining the fences around the lease area in stock proof condition. The lessees should ensure that

they check all fences prior to placing livestock in any area and inspect and maintain them throughout the lease.

- Weed Pests - Ongoing weed management will be the responsibility of the lessee. Stanwell may provide assistance with weed pest management if we feel it is warranted.
- Animal pests - Lessee's should undertake their own pest animal maintenance program. Stanwell may provide assistance in this regard if we feel it is warranted.
- Biosecurity Obligations - Tenants are to ensure that they manage their biosecurity obligations and risks responsibly. Please see the following web site:

<https://www.daf.qld.gov.au/business-priorities/biosecurity/policy-legislation-regulation/biosecurity-act-2014/general-biosecurity-obligation>

- Environment & Cultural Heritage Obligations - Prior to any new land disturbance eg. Clearing, excavation, pasture improvement, vegetation disturbance or vegetation clearing (including work in the bed of a watercourse, dam or spring) on the lease area please seek Stanwell's written consent.
- The Land management plan submitted with the application should address any weed management regime proposed for the land.

Initial Tenure:

The lease term will be for the period to 30 June, 2024. However the lease is subject to an early termination clause on 6 months notice should Stanwell require the land for whatever reason.

Conditions of lease:

As per attached standard conditions and terms of the agreement.

Attachments:

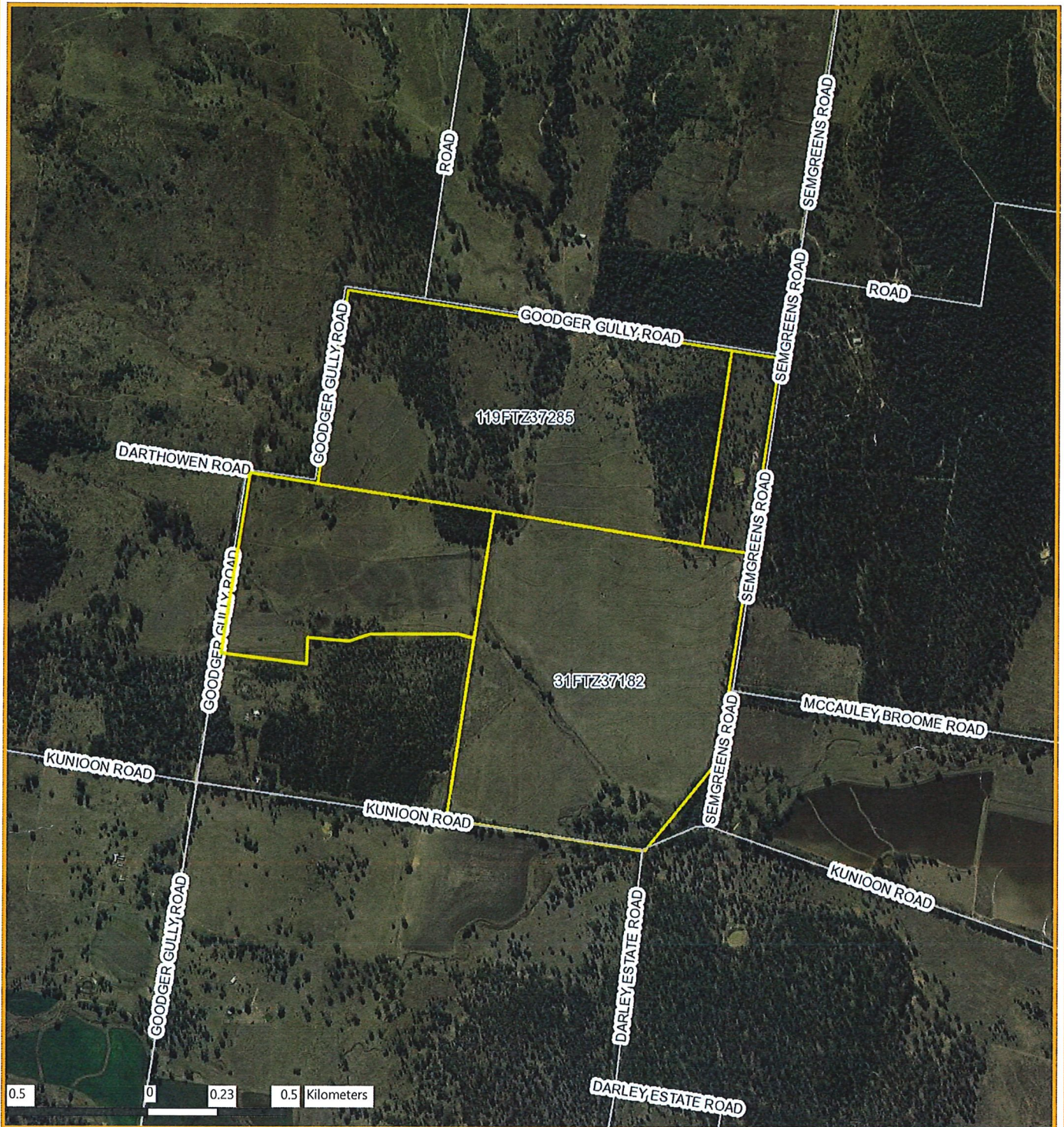
Property Maps

Pro Forma Lease document

Expression of interest application form and requirements

Expression of Interest - Kunioon

Goodger Gully, Kunioon and Semgreens Rd - Lease area approx. 170 ha./420 ac.



Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) [2016]. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. (i) Stanwell corporation accepts no responsibility for any loss or damage suffered however so arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii) & (iii) (ii) The dimensions, areas, number of lots, size & location of corridor information are approximate only and may vary. (iii) This plan may not be copied unless this note is included.

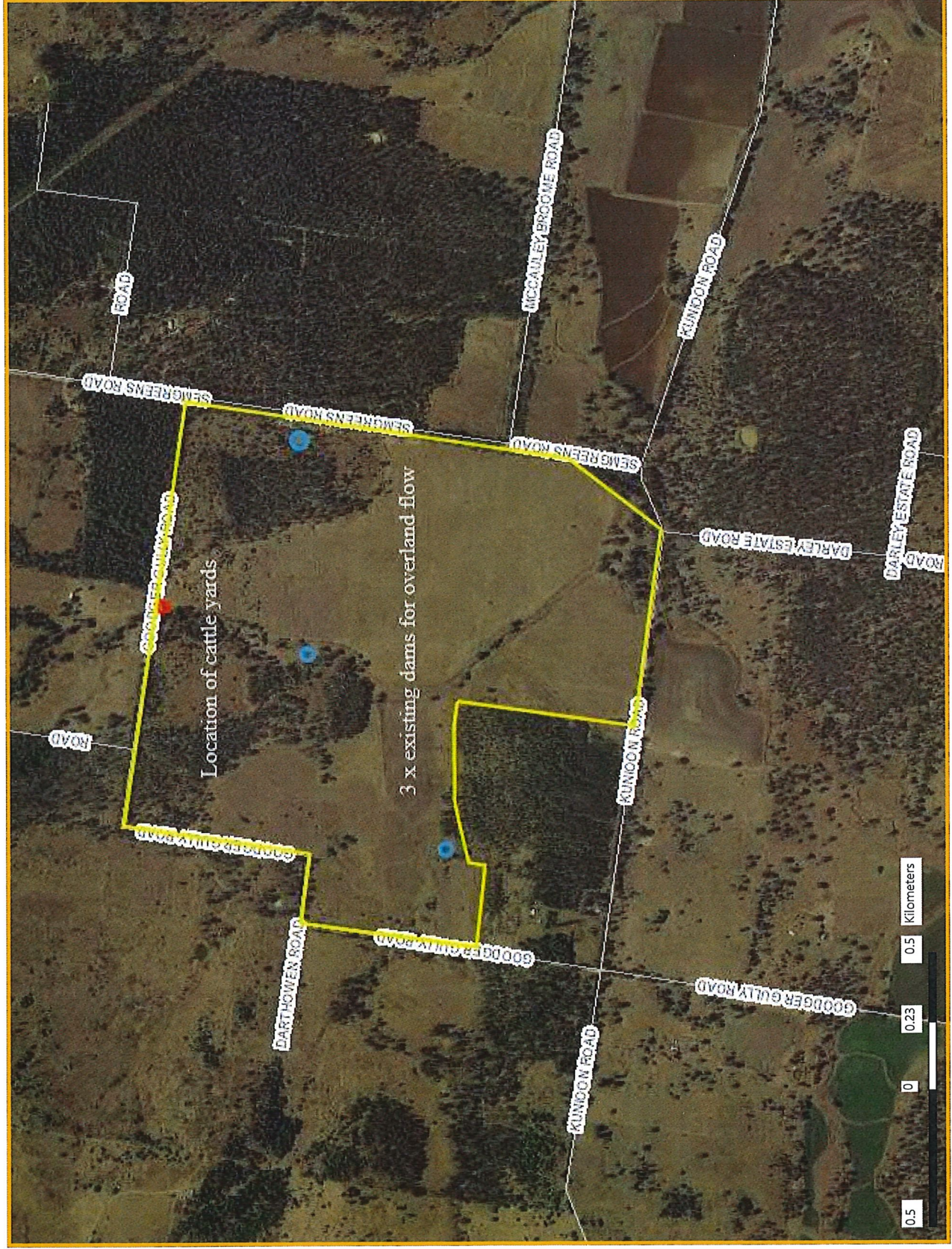
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08/08/2019

EOI Goodger Gully & Semgreens Rd Kunioon - location of dams and cattle yards

Lot 119 on CP FTZ37285, Lot 31 on CP FTZ37182, Lot 179 on CP FY48 and Part of Lot 2 on RP25565



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13/08/2019