

IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT

LIST E

SCI 2009 10699

BETWEEN:

**BOSI SECURITY SERVICES LIMITED (ACN 009 413 852) as trustee for  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
(ACN 005 357 522) and BOS INTERNATIONAL (AUSTRALIA) LIMITED  
(ACN 066 601 250) and WESTPAC BANKING CORPORATION  
(ACN 007 457 141)**

Plaintiff

and

**AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
(ACN 005 357 522) & ORS (according to the attached Schedule)**

Defendants

**CERTIFICATE IDENTIFYING EXHIBIT**

Date of document: 3 March 2010  
Filed on behalf of: the Second, Third and Fourth Defendants

Prepared by:  
**ARNOLD BLOCH LEIBLER**  
Lawyers and Advisers  
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(Leon Zwier [lwier@abl.com.au](mailto:lwier@abl.com.au) /  
Lucy Kirwan [lkirwan@abl.com.au](mailto:lkirwan@abl.com.au))

This is the exhibit marked '**MAK-9**' now produced and shown to MARK ANTHONY KORDA at the time of swearing this affidavit on 3 March 2010.

Before me:

  
**LUCY HANNAH KIRWAN**  
Arnold Bloch Leibler  
Level 21, 333 Collins Street  
Melbourne 3000

**Exhibit 'MAK-9'**

An Australian Legal Practitioner within the meaning of the Legal Practitioners Act 1972  
**Copy of Affidavit of Mark Anthony Korda  
sworn in respect of 2005 Almond Project  
(with Supplementary and Reply Affidavit)**

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

**No 7114 of 2009**

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(ADMINISTRATORS APPOINTED)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(ADMINISTRATORS APPOINTED) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE  
MANAGED INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiff**

**MARK ANTHONY KORDA and LEANNE CHESSER  
Second and Third Plaintiffs**

**AFFIDAVIT OF MARK ANTHONY KORDA -**

**2005 TIMBERCORP ALMOND PROJECT (ARSN 112 935 092)**

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**Date of document: June 2009**

**Filed on behalf of: the Plaintiffs**

**Prepared by:**

**Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000**

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(Leon Zwier)**

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**I, MARK ANTHONY KORDA, of Level 24, 333 Collins Street, Melbourne, in the state of  
Victoria, Chartered Accountant, SAY ON OATH that:**

- 1 I am the voluntary administrator of the first plaintiff Timbercorp Securities Limited  
(TSL) with Leanne Kylie Chessser. Except where I otherwise indicate, I make this  
affidavit from my own knowledge. Where I depose to matters from information or  
belief, I believe those matters to be true. I am authorised by Ms Chessser to make this  
affidavit on her behalf. References in this affidavit to "we", "us", "our" or "ourselves"  
are references to Ms Chessser and me.**

2 On 23 April 2009, we were appointed as voluntary administrators of TSL pursuant to section 436A of the *Corporations Act 2001 (Cth) (Act)*. Other partners of KordaMetha Pty Ltd (ACN 100 169 391) (**KordaMentha**) and I were appointed as voluntary administrators of Timbercorp Limited (ACN 055 185 067) (**Timbercorp**) and 39 of its wholly owned subsidiaries (**Timbercorp Group**).

3 In this affidavit I refer to two other affidavits:

- (a) an affidavit sworn on 4 June 2009 and filed in this proceeding for the purpose of obtaining a direction under s 447D (**Directions Affidavit**);
- (b) an affidavit that I am yet to swear but intend to file shortly after filing this affidavit giving general information about the Olive and Almond Schemes (**Olive and Almond Affidavit**).

4 TSL is the responsible entity for a number of forestry and horticultural schemes which are registered managed investment schemes, including 2001 Timbercorp Almond Project which has the Australian Registered Scheme Number 112 935 092 (**2005 Almond Scheme**).

#### 5 **2005 Almond Scheme Documents**

5.1 The documents constituting the 2005 Almond Scheme are voluminous. Shown to me marked **MAK-1** is a computer disc of all the documents I refer to in this affidavit along with an index to the documents on that computer disc. Each of the documents has an identifying number. Where I refer to the documents I also give the reference number. Where I refer to specific clauses in these documents I exhibit them separately in hard copy to this affidavit. I am told by Antony Munro that the documents contain in the computer disc marked **MAK-1** were posted on the Arnold Bloch Leibler website on 23 June 2009 and on the KordaMentha website on 24 June 2009.

5.2 The key documents of those constituting the 2005 Almond Scheme (exhibited at **MAK-1**) are:

- (a) the constitution dated 9 February 2005 (A 2005 001) and a supplemental deed dated 19 August 2008 (A 2005 001A), which binds TSL (in its capacity as responsible entity for each scheme) and each of the Growers (**Constitution**);

- (b) a product disclosure statement dated 2 March 2005 (A 2005 000) describing the 2005 Almond Scheme including a summary of the key documents and application and power of attorney forms (**PDS**);
- (c) the custody agreement dated 28 February 2005 (A 2005 003) by which TSL appoints the Trust Company Australia Limited (ABN 59 004 027 749) custodian to hold the 2005 Almond Scheme assets (**Custody Agreement**);
- (d) leases and subleases relating to three properties on which the 2005 Almond Scheme operated:
  - (i) leases and subleases for the land on which the crop is to be grown in Yungera (**Yungera Land**). The Land is owned by OIM#5 Pty Ltd, a trustee of the Timbercorp Orchard Trust #5 (**TOT**). TOT is a wholly owned sub-trust of Timbercorp Primary Infrastructure Fund, a registered managed investment scheme ARSN 116 024 830. OIM #5 Pty Ltd (through its custodian Trust Company of Australia ACN 004 027 749 (**TCAL**)) leases the Land to Timbercorp Ltd (TAT 06D 007; the **Yungera Head Lease**). Timbercorp Ltd subleases the Land to Almond Land Pty Ltd ACN 091 460 392 (voluntary administrators appointed) (**Landowner**) (TAT 06D 008; the **Yungera Head Sub-lease**). While Almond Land Pty Ltd is not the Landowner, it is referred to as such in all the agreements and I adopt for convenience that terminology in this affidavit. The Landowner sub-leases the Land to TSL (in its personal capacity) (A 2005 004 surrendered and replaced by A 2005 004C dated 15 March 2005, agreement to surrender A 2005 004A) (**Yungera Project Lease**). Under a sub-lease (A 2005 005C) between TSL (in its personal capacity), the Landowner and each Grower (**Yungera Grower Sub-lease**), TSL grants the Grower a sub-lease to use and occupy parcels of land (**Almondlots**);
  - (ii) for the two other properties on which the crop was to be grown at Carina West (**Carina West Land**) and Nenandie (**Nenandie Land**; each being **Other Land**):
    - (A) a lease by which TSL (in its personal capacity) leased the Other Land from the Landowner (Carina West: A 2005 004A1, A 2005 004A2, A 2005 004A3; Nenandie: A 2005 004B, A

2005 004B1, A 2005 004B2, A 2005 004B3) (respectively, the **Carina West Project Lease** and the **Nenandie Project Lease**; and together with the **Yunger Project Lease, Project Leases**); and

- (B) a sublease between TSL (in its personal capacity), the Landowner and each Grower by which TSL grants the Grower a sub-lease to use and occupy Almondlots on the Other Land (Sub-lease A 2005 005 surrendered by A 2005 005D and superseded by separate sub-leases - Carina: A 2005 005A; Nenandie: A 2005 005B and A 2005 005B1) (respectively, the **Carina Grower Sub-lease** and the **Nenandie Grower Sub-lease**; and together with the **Yunger Grower Sub-lease, Grower Sub-leases**).

Title searches have been conducted in respect of each certificate of title that comprises the Land. Copies of the title searches have been copied onto the computer disc marked MAK-1. Now produced and shown to me marked **MAK-2** is a table prepared by my solicitors setting out the title particulars for the Land. Where the volume and folio number or certificate of title for the relevant section of Land has changed since the lease and subleases set out above were entered into, the new volume and folio numbers are set out in MAK-2;

- (e) a grower agreement undated (A 2005 006), amended by deed poll dated 8 June 2006 (A 2005 006A) and supplemental deed dated 1 October 2008 (A 2004 006B) (referred to as the **Almondlot Management Agreement**), by which the Growers appointed TSL (in its personal capacity) as attorney for and on behalf of the Growers, to cultivate and maintain the crop grown on the Land, procure the processing of the crop and sell it on behalf of the grower (**Grower Agreement**);
- (f) a management agreement undated (A 2005 007), by which TSL (in its personal capacity) engaged Almond Management Pty Ltd ACN 094 468 845 (voluntary administrators appointed) (**AMPL**) to harvest and procure the processing of the crop grown on the Land (**Management Agreement**); and

- (g) an orchard management agreement undated (A 2005 008) by which the AMPL contracts with Select Harvests Limited ACN 000 721 380 (**Select**) to provide cultivation, processing and marketing services (**Orchard Management Agreement**); and
- (h) a tree supply and capital works agreement dated undated (A 2005 009) between the Landowner and Select in which Select agreement to sell almond trees to the Landowner and the Landowner engages Select to plant the trees (**Tree Supply and Capital Works Agreement**),

**(Key Scheme Documents)**

6 Now produced and shown to me marked **MAK-3** is a structure diagram for the 2005 Almond Scheme.

7 There are 668 Growers in the 2005 Almond Scheme and 5,703 almondlots. Now produced and shown to me marked **MAK-4** is a confidential exhibit (on computer disc) listing the Growers for the 2005 Almond Scheme.

**8 Growers' contributions to the 2005 Almond Scheme**

8.1 The Growers' obligations to contribute to the 2005 Almond Scheme are set out in the Scheme Documents. Now produced and shown to me marked **MAK-5** are the clauses which concern the Grower's obligations that I refer to below.

8.2 In order for an applicant to become a Grower the applicant was required to provide to TSL (in its capacity as responsible entity) a completed application and power of attorney form (the power of attorney being in favour of TSL), together with a specified amount, per Almondlot, which comprised the first year of the scheme's fees (being rent and the annual management fee) (**Application Moneys**). When TSL accepted the Grower's application, the applicant was deemed to have contemporaneously become a party to the Constitution (clause 8.6, Constitution) and a Grower.

8.3 Under the power of attorney provided by the Grower to TSL, TSL completed on behalf of the Grower the following agreements, as required by the Constitution (clause 9.1):

- (a) Grower Sub-leases; and
- (b) Grower Agreement;

**(Agreements)**

8.4 Upon completion of the Agreements, TSL was required to release the Application Moneys and apply them to pay the fees owing under the Agreements (clause 9.3(a), Constitution). TSL was granted power by Growers, under the Constitution to keep, as a fee, the interest earned on the Application Moneys (clauses 4.4 and 9.3(d)).

8.5 Under the Agreements, Growers were required to pay the following annual fees per Almondlot:

(a) a management fee, which consists of a set fee together with a percentage of the Gross Proceeds of the sale of Crop and Product until 30 June 2007, after which the fee is the cost of operating the Growers' Almondlots (clauses 11.1-11.3, Grower Agreement);

(b) an incentive fee of 25% of so much of the annual net proceeds payable to the Grower in a financial year which exceeds the forecasted net proceeds set out in the Prospectus (clause 11.5, Grower Agreement);

(c) rent (clause 7, Yungera Grower Sub-leases).

**(Deductions).**

8.6 TSL was to required pay into a separate account the proceeds from the sale of the almonds together with miscellaneous other amounts (**Agency Account**) (clause 13.6, Constitution).

8.7 From the Agency Account, a Grower was entitled to an amount representing the Grower's share in the gross income from the sale of the almonds for that period less Deductions (clause 13.7, Constitution).

8.8 TSL (in its capacity as responsible entity) generally had a right of indemnity out of the Agency Accounts (clause 23.2, Constitution).

## **9 Solvency of the 2005 Almond Scheme**

9.1 The solvency of the 2005 Almond Scheme depends on its ability to pay its debts as and when they fall due from its own cashflows or from other sources of funding available to it. Unlike a company with its own assets and liabilities, the 2005 Almond Scheme is represented by a collection of contracts which create rights and impose obligations.

9.2 To analyse whether the 2005 Almond Scheme is solvent I have instructed my staff to prepare a forecast cashflow statement for the 2010 harvest, excluding recovery of

costs from, and distribution of proceeds to Growers, to show the forecast cash flow for the 2005 Almond Scheme. Now produced and shown to me marked **MAK-6** is the **Solvency Analysis (Solvency Analysis)**.

## **10 Cashflow - Historic**

10.1 The final section of the Solvency Analysis shows the net operating cashflow to date for the years since the 2005 Almond Scheme began on a financial year basis (July 1 to June 30). In every financial year the 2005 Almond Scheme had a negative net operating cashflow. The 2009 net operating cashflow is an estimate and will change as the proceeds from the sale of the 2008 and 2009 crops are received.

## **11 Projected Cashflow 2010**

11.1 The 2010 crop commences after the 2009 harvest and will conclude with the receipt of sale proceeds from the 2010 crop (2010 Harvest Result). The Solvency Analysis shows the projected net operating cashflow for the 2010 Harvest Result.

11.2 The Solvency Analysis spreadsheet shows the expected net cashflow from the 2010 harvest by taking the Growers' gross proceeds from net sales of almonds and subtracting the scheme costs that the Growers are liable to pay. There are a number of assumptions underlying these figures.

### *Scheme Income Costs - Explanation, Variables and Assumptions*

11.3 The net sales figure in the Solvency Analysis is the estimated proceeds from sale of the 2010 crop. The assumptions underlying the sales figures are listed under the heading "2010 Crop Variables" in the Solvency Analysis:

- (a) Kilograms per hectare - this is the estimated yield per hectare of the crop and is a Timbercorp management projection based on its experience.
- (b) The yield depends on a number of factors including rainfall, storms, water supply, variations in soil type, pestilence, vermin, disease, frost and wind, as well as horticultural practices. While all efforts are made to minimise annual variations in yields and production, yields may vary from tree to tree and harvest to harvest. The actual yield in kilograms per year for the 2005 Almond Scheme from the first crop in 2008 up to the estimate for 2010 is summarised below:

Crop Year	2004	2005	2006	2007	2008	2009F*	2010F
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Yield 2005 (kg)	1,220,874	2,360,281	2,994,075
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\*F- Forecast

- (c) The estimated yield for the 2010 crop is a function of the estimated yield per hectare and the "sold area". The sold area is the number of hectares planted with "sold lots" (lots sold to the Growers for planting). There are four lots to a hectare.
- (d) Net sale price per kilo of almonds - the analysis assumes an average sale price of \$5.09/kg for the 2010 crop. The size of the Californian crop, which accounts for 80% of global production, is a significant cause of seasonal fluctuations in the price of almonds as well as changes in the USD-AUD exchange rate as a commodity price is denominated in USD. The projected \$5.09/kg farm-gate price compares to an average price of \$5.22/kg achieved for the 2008 crop sold over the last 12 months, and is based on the current market price (rather than a Timbercorp Management forecast) Farmgate prices achieved in recent years are:

Crop Year	2004	2005	2006	2007	2008	2009F*	2010F*
Price per kg (\$)	6.58	9.19	8.00	6.14	5.22	5.09	5.09

\*F - Forecast

#### *Scheme Costs - Explanation, Variables and Assumptions*

11.4 The Grower's are responsible for the payment of operating expenditure. Even though the Timbercorp Group can no longer provide services for the 2005 Almond Scheme, I have assumed an alternate provider will charge a like fee. The key variables and assumptions underpinning the expenses analysis are:

- (a) TIM Variable Management Fee - this is the fee that TSL charges the Growers to manage the lot on the Growers' behalf. It is charged at 4.5% of Growers' net sales proceeds and is deducted prior to the distribution of proceeds;
- (b) Base Admin Fee per Lot - this fee is billed by TSL (together with the Operating Costs) to administer the 2005 Almond Scheme. It is calculated as

a fixed charge per lot of \$50 (base) and adjusted annually for the Consumer Price Index;

- (c) **Operating Costs** - These costs include expenses such as harvest, fertiliser, pest control, pruning, as well as costs associated with the processing and marketing of the almonds. Spring and autumn are key periods for expenditure of orchard operating costs; spring being when the bulk of fertiliser is applied and when pollination services are required and autumn due to harvest operations. The actual orchard costs are reconciled at the end of the year and any adjustment (over or under budget) is included in the following seasons billings.
- (d) **Temporary Water and Permanent Water allocation** - There are permanent water rights in place to meet the Project's water requirements (12.5 ml per ha for mature orchards). However, during drought years, the relevant water authorities apply a set allocation to the permanent water rights that limits the amount of water available to be used during the year. The allocation determined by the water authority is based on available water in the system. Management's FY2010 forecast assumes an allocation of 40% which is consistent with current allocations. As a result of the 40% allocation of permanent water rights, there will be a requirement to purchase temporary water to meet the shortfall. Temporary water is estimated to cost \$350 per mega litre which is based on the current cost. The percentage allocations for water historically are:

Crop Year	2003	2004	2005	2006	2007	2008	2009F*	2010F*
Total	100%	100%	100%	100%	95%	43%	35%	40%

\*Forecast

- (e) **Rent per lot** (referred to in the Solvency Analysis as "Licence Fee per lot") - Rent is referred to in the PDS. It is payable for the use of and occupancy of the Almondlot under the Grower Sub-leases. The Growers pay rent on the basis that the Landowner provides the entire necessary infrastructure and other capital works to operate a commercial almond orchard.
- (f) **CPI Assumption** - the cashflow has been prepared on the basis of a 2.5% increase in the Consumer Price Index.

- 11.5 The operational costs are charged in accordance with the 2005 Almond Scheme agreements. The assumption in the Solvency Analysis is that the Growers are billed for 100% of the expected operational costs and all costs are due and payable annually in one lump sum (with the exception of the Timbercorp management fee which is recovered from crop sale distributions). Historically, some of the operational costs were absorbed by the Timbercorp Group. However, neither TSL nor any of the other companies in the Timbercorp Group have the financial capacity to meet any financial costs. (There is no provision in any of the Key Scheme Documents to empower TSL to invoice growers for additional amounts required to cover default of Growers or shortfalls generally).

*Net Operating Cashflow (excluding capital expenditure)*

- 11.6 The conclusion from this analysis is that for the 2010 Harvest Result the Growers will have to meet a shortfall of \$5,430,610 (approximately) for the 2005 Almond Scheme as operating expenditure is greater than gross proceeds.
- 11.7 Timbercorp Group needs to pay for scheme costs (spread over the course of the year) but the timing of these expenses is not matched to when Timbercorp Group can recover those costs from Growers. Growers are invoiced annually for those costs. TSL has no capacity to fund the schemes until those costs are recovered. Furthermore, the Act provides that for a management investment scheme to borrow funds, the constitution must set out that power and the Constitution does not contain that power. This is a fundamental issue for the solvency of TSL. I have asked my staff to prepare a spreadsheet showing cashflow on a month-by-month basis for the 2010 Harvest Result. This is a complex exercise and I am advised it will take another week to complete this information for all almond and olive schemes.
- 11.8 TSL has not invoiced Growers for the 2010 crop. Historically, the Timbercorp Group have not asked for payment until 31 October 2009 and invoices would not ordinarily have been raised at this point in the year. For the avoidance of any misunderstanding, I do not consider that it is in the best interests of the Growers to raise invoices for the estimated scheme costs for the 2010 financial year, on an accelerated basis, or at all, because:
- (a) as I have deposed in my Directions and Olives and will in my Almonds Affidavits, TSL is insolvent;

- (b) it is likely that some of the Growers in the 2005 Almond Scheme will default on their participation (as detailed below); and
- (c) as TSL has no capacity to absorb any funding shortfall arising from any defaults on grower project invoices, the scheme is insolvent.

### *Capital Expenditure*

11.9 In addition to the operating expenditure there is also capital expenditure that the 2005 Almond Scheme must meet to achieve projected crop harvests. This capital expenditure requirement is largely to acquire additional permanent water rights and/or to provide irrigation infrastructure.

11.10 There is expected capital expenditure of \$7,423,427 for water for the 2010 Harvest Result, referred to in the Solvency Analysis as "Water Capital Expenditure".

11.11 There is expected expenditure for water related infrastructure, referred to in the Solvency Analysis as "Non Water Capital Expenditure" of \$1,528,335. It is not necessary to install 100% of the water supply infrastructure for the orchard when the trees are planted as the water use requirements increase over time as the almond trees mature. Pumping infrastructure and rising mains are installed as determined by the water requirements of the trees on an annual basis. TSL and the Timbercorp Group have no capacity to procure the necessary capital expenditure. TSL has no right to compel Growers to make additional contributions to meet required capital expenditure commitments.

## **12 Arrears and Defaults**

12.1 The 2010 Harvest Result forecast assumes that:

- (a) no Growers in the 2005 Almond Scheme terminate their participation in the 2005 Almond Scheme or default in payment of amounts owing by them; and
- (b) no Growers in any of the other Almond Schemes terminate their participation in the relevant Almond Scheme or default in payment of amounts owing by them.

12.2 Timbercorp Limited (Administrators appointed), Timbercorp Finance Pty Ltd (Administrators Appointed) (Timbercorp Finance) and Timbercorp Lot Investments Pty Ltd (Administrators appointed)(ACN 125 427 492), each of which are Timbercorp Group companies, hold in aggregate approximately 0.1% of the total number of

Almondlots in the 2005 Almond Scheme. None of these companies has sufficient resources to meet the fees which would be payable in respect of their ongoing participation in the 2005 Almond Scheme, and have indicated they intend to terminate their participation on 30 June 2009, unless the 2005 Almond Scheme is terminated by special resolution or Court order.

12.3 We consider it likely that some Growers in the 2005 Almond Scheme and the other Almond Schemes will terminate their participation or default in payment. Now produced and shown to me marked MAK-7 is a summary of the Grower's defaults on loans and payment of obligations that has been prepared using figures provided by Timbercorp Group Management. It shows:

- (a) level of unpaid scheme invoices - Growers were invoiced a total of \$17.7m in October 2008 of which \$1.8m or 10% of the total remains unpaid for the 2005 Almond Scheme costs;
- (b) loans in arrears - 25.3% of Growers in the 2005 Almond Scheme have taken out loans with Timbercorp Finance Ltd (Administrators Appointed) (Timbercorp Finance) and \$10.9m (65.8%) of these loans are in arrears;
- (c) direct debit rejections - Monthly loan payments to Timbercorp Finance are typically processed by direct debit. The number of direct debit rejections instigated by Growers increased from 34 in March 2009 to 50 in May 2009 for the 2005 Almond Scheme.

12.4 Furthermore, Timbercorp Finance is no longer in a position to provide finance to Growers to meet their obligations in the 2005 Almond Scheme.

12.5 For these reasons we consider that not all Growers will continue to participate or meet their obligations as they fall due.

12.6 TSL is insolvent and unable to absorb these costs.

#### *Defaults in other Almond Schemes*

12.7 The costs included in the Solvency Analysis include fixed costs, which will remain constant despite a reduction in the number of participating Almondlots or an increase in the number of defaulting Growers. Unless another party agrees to fund the share of fixed costs which relate to a defaulting or non-participating Grower's Almondlots, the fixed costs component for remaining Growers will increase.

**13 Long term viability**

**13.1** I have asked my staff to prepare a long term viability analysis for the schemes across their lives (**Viability Analysis**). Now produced and shown to me marked **MAK-8** is the viability analysis for the 2005 Almond Scheme. This is a theoretical analysis that ignores the cashflow problem discussed above. As an insolvency practitioner I often see businesses that are insolvent but appear viable over the long term. For the benefit of the Court I provide this analysis to give a picture of the 2005 Almond Scheme over its life.

**13.2** The Viability Analysis is based on Timbercorp management's cashflow model for the 2005 Almond Scheme. We provide this information to demonstrate a range of possible outcomes for Growers but do not hold out any one outcome as being more likely to be achieved than any other. It shows the net present value (NPV) of estimated future cashflows on a per lot basis at three different discount rates (10%, 15% and 20%). The expected level of future cashflows are particularly influenced by the price achieved for the crop each year, crop yield (kilograms of almonds per hectare) and the allocation of permanent water rights. To demonstrate the potential impact of these variables on the NPV the Viability Analysis includes a sensitivity analysis.

**13.3** The base case included in the sensitivity analysis was provided by Timbercorp management. We note that this base case forecasts that the average price of \$5.22 per kilogram (achieved for the 2008 crop sold over the last 12 months) will increase to \$6.09 for the 2010 crop and \$6.70 for the 2011 crop. In addition, the permanent water rights allocation is expected to return to 100% by 2013 from its 2008 level of 43%.

**13.4** Looking at the three sections of the Viability Analysis:

- (a) the first shows the impact of price on project NPV;
- (b) the second the impact of variations in crop yields (+/-15%) on project NPV; and
- (c) the third shows the impact of varying permanent water right allocations on NPV.

13.5 The Viability Analysis suggests that if the base case assumptions concerning yield and water allocations are realised an average almond price of between \$6/kg and \$7/kg is required to achieve a positive NPV.

13.6 The NPV calculations assume that the permanent water rights and irrigation infrastructure necessary to operate the schemes has been provided. However, capital expenditure of \$14.96m is still required for this scheme in addition to the cash flows identified above. As such, the actual NPV for the scheme, from a grower perspective, will be lower than the amounts included in the sensitivity analysis to the extent growers need to make additional contributions to meet the capital expenditure requirements.

13.7 As mentioned above, we note the potential for difficulties in binding Growers to additional cost commitments.

#### **14 Termination of Agreements on Winding Up pursuant to Constitution**

14.1 Based on legal advice, I believe that if the Court orders that the 2005 Almond Scheme is to be wound up in accordance with the Constitution, most of the agreements that constitute the Scheme will also end. Upon termination of the Project, the following agreements will automatically end:

- (a) Custody Agreement (cl 10.1);
- (b) Grower Agreement (cl 2.1);
- (c) Management Agreement (cl 2.2);
- (d) Project Leases (cl 11.1);
- (e) Orchard Management Agreement (cl 2); and
- (f) Tree Supply and Capital Works Agreement (which terminates on the lawful termination of the Orchard Management Agreement (cl 2)).

14.2 Now produced and shown to me marked **MAK-9** is a bundle of the clauses I have referred to above.

#### **15 Impediments to Restructure**

15.1 Based on legal advice I believe that the structure of the 2005 Almond Scheme means that there are a number of impediments to restructuring it. I discuss these below.

#### *Encumbrances on land title*

- 15.2 MAK-2 sets out the details of the registered instruments by which the Land is encumbered.
- 15.3 By syndicated loan agreement dated 15 December 2006, as amended and restated on 30 December 2008, BOS International (Australia) Limited, Westpac Banking Corporation and Australia and New Zealand Banking Group Limited (collectively, the **Syndicate**) agreed to advance Timbercorp Ltd the sum of \$200,000,000 (**BOS Syndicated Facility**).
- 15.4 The appointment of administrators to Timbercorp Ltd constitutes an event of default under relevant provisions of the BOS Syndicated Facility and the associated security arrangements (collectively the **BOS Securities**).
- 15.5 As part of the security granted for the BOS Syndicated Facility, the Carina Land is encumbered under a second ranking mortgage between BOSI Security Services Limited ABN 63 009 413 852 and Landowner dated 30 December 2008.
- 15.6 By Facility Agreement dated 26 September 2006, Australia and New Zealand Banking Corporation (**ANZ**) agreed to advance Landowner the sum of \$45,000,000 (**ANZ Almond Facility**).
- 15.7 As part of the security granted for the ANZ Almond Facility, the Nenandie Land is encumbered pursuant to a first ranking real property mortgage between ANZ and the Landowner dated 26 September 2006. The appointment of administrators to Landowner constitutes an event of default under relevant provisions of the ANZ mortgage.

*Encumbrances on water rights*

- 15.8 Now produced and shown to me marked **MAK-10** is a table prepared by my solicitors (based on information provided by Timbercorp Group management) setting out the details of the water rights (**Water Rights**) owned by the Landowner and utilised by the 2006 Almond Scheme, along with details of the registered instruments by which the Water Rights are encumbered.
- 15.9 The Water Rights are leased, along with the Land, pursuant to the Carina Head Lease and Carina Sub-Lease. The Water Rights have also been mortgaged as security for the ANZ Almond Facility and the BOS Syndicated Facility.

*Encumbrances on rent receipts*



15.10 The Yungera Head Lease is subject to the Mortgage of Contractual Rights - Yungera Head Lease, dated 26 May 2006 between TCAL and Timbercorp Ltd. The mortgage is secured, amongst other things, by all present and future interests of Timbercorp Ltd in the Landowner for the 2004 and 2005 Timbercorp Almond Projects and any security agreements entered into by Timbercorp Ltd and Landowner with respect to the sub-subleases (**Head Lease Mortgaged Contracts**) and all amounts payable thereunder (**Head Lease Secured Property**). Upon an event of default, TCAL may give Timbercorp Ltd notice of acceleration of the payment of any moneys owing to it by Timbercorp Ltd. Following this, TCAL may exercise all rights capable of being conferred by applicable law and take any other steps necessary to enforce its rights under the mortgage. Subject to the Growers' rights of occupation and use, TCAL may take possession and assume control of the Head Lease Secured Property; take any action to enforce the Head Lease Mortgaged Contracts; compound for, release and grant time for the performance of Landowner's obligations under the Head Lease Mortgaged Contracts; and give receipts for and discharges of any debt owing under the Head Lease Mortgaged Contracts. TCAL may also appoint a receiver.

15.11 The Yungera Head Sub-lease is encumbered by a Mortgage of Contractual Rights - Yungera Sub- Lease, dated 24 May 2006 between Timbercorp Ltd and Landowner. The mortgage is secured, amongst other things, by all present and future interests of Landowner in the agreements pursuant to which Landowner leases or licences the Land to the Growers (**Sub-lease Mortgaged Contracts**) and any rights to payment thereunder (**Sub-lease Secured Property**). Upon an event of default, Timbercorp Ltd may give Landowner notice of acceleration of the payment of any moneys owing to it by Landowner. Following this, Timbercorp Ltd may exercise all rights capable of being conferred by applicable law and take any other steps necessary to enforce its rights under the mortgage. Subject to the Growers' rights of occupation and use, Timbercorp Ltd may take possession and assume control of the Sub Lease Secured Property; take any action to enforce the Sub-lease Mortgaged Contracts; compound for, release and grant time for the performance of Growers' obligations under the Sub-lease Mortgaged Contracts; and give receipts for and discharges of any debt owing under the Sub-lease Mortgaged Contracts. Timbercorp may also appoint a receiver.

**16 Grower obligations in the event TSL defaults**

16.1 As I deposed in my Directions Affidavit and Olives and Almonds Affidavit, I consider that TSL is insolvent. If the Court does not wind up the 2005 Almond Scheme then

TSL will default on its obligations under the 2006 Almond Scheme. Based on legal advice, I believe that if TSL does default then:

- (a) under clause 9.3 of each Project Lease, if the Project Lease terminates (due to TSL's default or otherwise) the Land Owner agrees to step into the shoes of TSL under the relevant Grower Sub-lease and allow each Grower to continue to use the land as contemplated under the relevant Grower Sub-lease (a "Step In Provision");
- (b) under the Step In Provision, all obligations of the Growers under the relevant Grower Sub-lease will presumably be owed to and are enforceable by the Land Owner (including payment of the rental fee (clause 7.1) and performance of maintenance services by the Growers). Therefore, as TSL is insolvent, the Growers may be obligated to continue to pay fees under the relevant Grower Sub-lease;
- (c) the above is subject to the ability of the Grower to terminate the Grower Sub-leases for TSL's liquidation, default or failure to carry on its business as set out in clause 10.1 of the Grower Sub-lease. If the Grower terminates the agreement it will be required to return the Almondlots it occupied to the Land Owner in "good condition" and remove all plant and equipment (clause 4.2), which could cause the Grower to incur additional costs;
- (d) additionally, as TSL is insolvent and can no longer carry on its business, the Growers will be adversely affected. The Growers have entered into a Grower Agreement with TSL under which TSL agrees to cultivate and manage the growth of the almonds for commercial sale. The Growers are entitled to the proceeds of such sale. As TSL is insolvent and can no longer perform its duties under the Grower Agreement, the Growers will have to seek a new manager for the almondlots and will likely suffer damages.

16.2 Now produced and shown to me marked MAK-11 is a bundle of the clauses I have referred to above.

**SWORN** by the abovenamed deponent at     )  
Melbourne in the State of Victoria     )  
this        day of     )

\_\_\_\_\_

Before me:

\_\_\_\_\_

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

---

Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-1" now produced and shown to **MARK ANTHONY KORDA** at the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-1"**  
**CD of Key Scheme Documents**

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

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Ref: 011499489  
(Leon Zwier)

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This is the exhibit marked "MAK-2" now produced and shown to MARK ANTHONY KORDA at  
the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-2"**  
**Table setting out the title particulars  
for Land**

# 2005 ALMOND PROJECT

Land Owner		Land Identity	Title Particulars (derived from Scheme lease documents)	Title Particulars (derived from Titles Office searches)	First Mortgagee	Mortgage ID	Second Mortgagee	Mortgage ID
Timbercorp	Non-Timbercorp							
Almond Land Pty Ltd		Nenandie (Narcooyia) - Vic	Vol 10867 Fol 468 Vol 10867 Fol 472 Vol 10823 Fol 772 (land marked C) Vol 10867 Fol 455 (land marked A)	Vol 10867 Fol 468 Vol 10867 Fol 472 Vol 10823 Fol 772 Vol 10867 Fol 455	ANZ ANZ ANZ ANZ	AE683873S AE683873S AE683873S AE683873S	BOSI Security Services Ltd BOSI Security Services Ltd BOSI Security Services Ltd BOSI Security Services Ltd	AG360873L AG360873L AG360873L AG360873L
Almond Land Pty Ltd		Carina West - Vic	Vol 10874 Fol 093	Vol 10874 Fol 093	BOSI Security Services Ltd	AG360873L		
	Trust Company Limited	Wangera (Yungera) - Vic	Vol 10862 Fol 601	Vol 10862 Fol 601	N/A	N/A		

"MAK-2"

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
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**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

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Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
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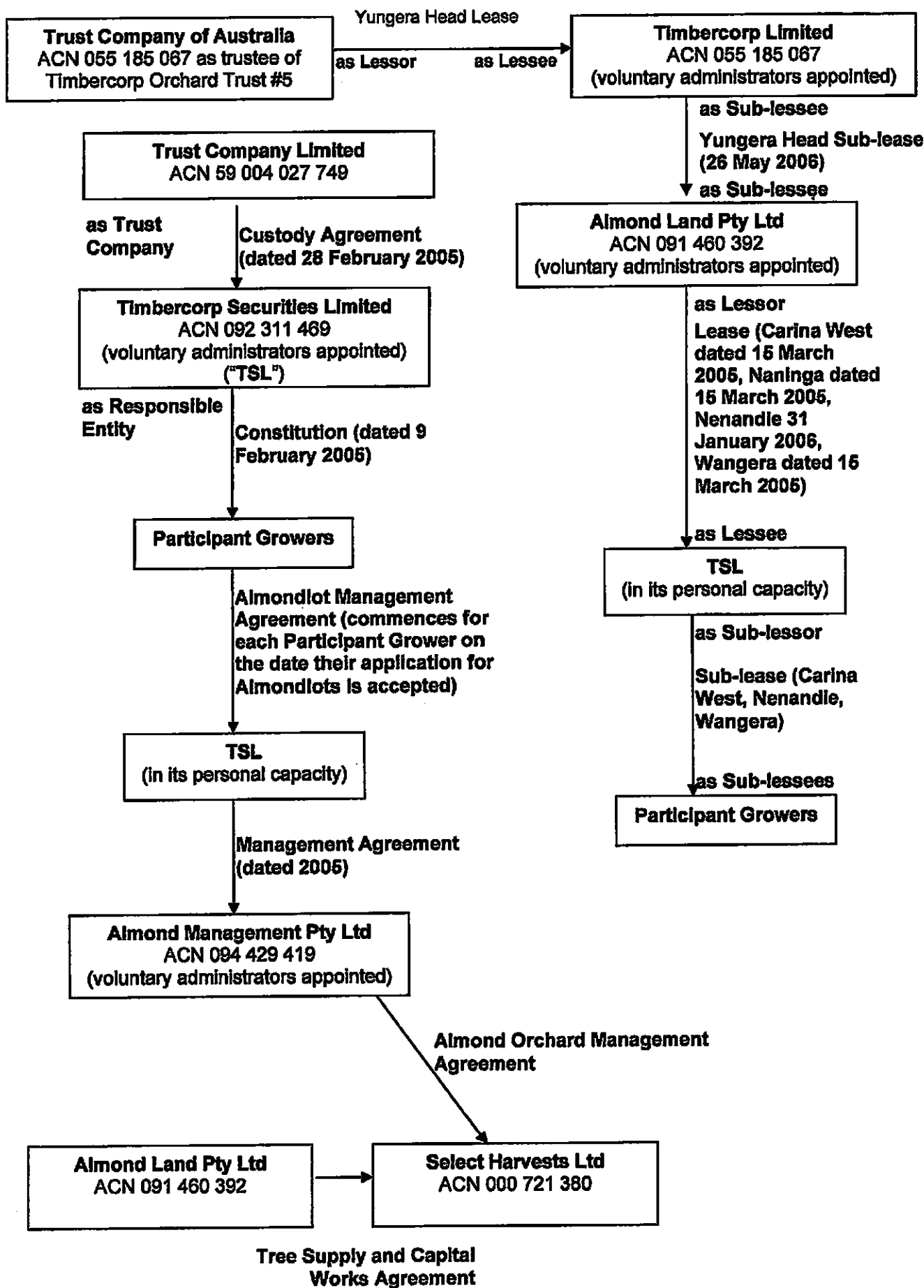
This is the exhibit marked "MAK-3" now produced and shown to **MARK ANTHONY KORDA** at  
the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-3"**  
**Structure diagram for the 2005 Almond Scheme**

"MAK-3"  
STRUCTURE DIAGRAM

2005 TIMBERCORP ALMOND PROJECT





**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
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**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

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Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-4" now produced and shown to MARK ANTHONY KORDA at  
the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-4"**  
**Confidential exhibit - CD of Register of Growers  
for the 2005 Almond Scheme**

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

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Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
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Solicitor's Code: 54  
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Tel: 9229 9999  
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Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-5" now produced and shown to MARK ANTHONY KORDA at  
the time of swearing his affidavit on June 2009:

Before me: .....

**Exhibit "MAK-5"**  
**Clauses concerning Grower's obligations**

"MAK-5"

2005 FDI  
**CONSTITUTION**

**2005 TIMBERCORP ALMOND  
PROJECT**

Timbercorp Securities Limited  
(ACN 092 311 469) &  
Each Participant Grower

**2005 Timbercorp Almond Project**

**[EXECUTION COPY]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

---

Participant Growers that hold Almondlots in the Project and according to the context, the term "Participant Growers" may also include the Participant Grower.

- (iii) This Deed is entered into in respect of the Participant Grower's Almondlots referred to in the Deed of Sub-lease and must be read as if it were a separate Deed on the terms and conditions of this Deed in respect of the relevant Almondlots held by the Participant Grower.

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## **2. PRODUCT DISCLOSURE STATEMENT**

The Responsible Entity will issue the PDS inviting or offering for subscription Almondlots in the Project at the application prices set out in the First Schedule for each Almondlot and on the terms and conditions set out in the PDS.

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## **3. APPOINTMENT OF RESPONSIBLE ENTITY**

Each Participant Grower irrevocably appoints the Responsible Entity as its agent, representative and attorney in relation to the Project with the powers, rights, duties and indemnities set out in this Deed and the Responsible Entity accepts such appointment.

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## **4. BARE TRUST**

### **4.1 Bare Trust**

Until the Minimum Subscription is reached, or waived by the Responsible Entity, the Responsible Entity must hold all Application Money as a bare trustee for the Applicant.

### **4.2 Special Trust Account**

Any amounts paid by any Applicant in accordance with clauses 6.3 and 6.4 must be accounted for by the Responsible Entity in a special trust account and such amounts must be placed in one or more bank accounts kept solely for the purpose of depositing Application Money in relation to the Project.

### **4.3 Pooling of Amounts**

Any amounts paid by any Applicant may be pooled with any amounts paid by any other Applicant.

### **4.4 Interest**

Subject to clauses 7.3 and 8.2, interest (if any) earned on the Application Money deposited in a special trust account provided for in clause 4.2 will, upon the Applicant becoming a Participant Grower, be retained by the Responsible Entity as fees (such fees being in addition to any other fees it is entitled to under this Deed).

---

---

## **7. REFUSAL OF APPLICATIONS**

### **7.1 Refusal of Application**

The Responsible Entity may in its absolute discretion give notice in writing to any Applicant to the effect that its Application has been refused.

### **7.2 Notice of Refusal**

The notice provided for in clause 7.1 may specify that the Application has been refused:

- (a) wholly in relation to the Application; or
- (b) partly, that is, with respect to a proportion of the Application Money contributed with the Application;

without giving any reasons for the refusal.

### **7.3 Repayment to Applicant**

Upon the Responsible Entity giving notice to an Applicant that their Application has been refused, the Applicant will be entitled to be repaid the Application Money in relation to that Application, or so much as has been paid by the Applicant, with interest (if any) earned thereon, after deduction of all bank fees and government taxes and charges in relation to the deposit and withdrawal of the money and any other expenses permitted by law. If interest is earned on the Application Money to be repaid to the Applicant under this clause, the amount of the interest will be calculated on a pro rata basis, i.e. in the proportion that the Application Money received by the Responsible Entity from the Applicant bears to the total of all Application Moneys received by the Responsible Entity, calculated from day to day.

### **7.4 Applicant ceases to be an Applicant**

If any Application is wholly refused then upon repayment of any money payable to the Applicant under clause 7.3, the Applicant will also cease to be an Applicant under this Deed and have no rights or obligations in relation to this Deed in any respect.

---

## **8. ACCEPTANCE OF APPLICATIONS**

### **8.1 Applicant to Become Participant Grower on Acceptance**

Upon an Application being accepted by the Responsible Entity in whole or part, and the Minimum Subscription, if any, being reached, the Applicant will become a Participant Grower.

### **8.2 Minimum Subscription Not Reached**

If Minimum Subscription is not reached, or waived by the Responsible Entity, within the time specified in the PDS, the Responsible Entity must within 7 days of the end of such period repay to each Applicant the Application Money, or so much of it as has been paid by the Applicant, with interest (if any) earned thereon, after deduction of all bank fees and government taxes and charges in relation to the deposit and withdrawal of the money and any other expenses permitted by law. If interest is earned on the Application Money to be repaid to an Applicant under this clause, the amount of the interest will be calculated on a pro rata basis, i.e. in the proportion that the amount of the Application Money received by the Responsible Entity from the Applicant bears to

---

the total of all Application Money received by the Responsible Entity, calculated from day to day.

### **8.3 No Communication Necessary**

Subject to clause 10.1, in no case will it be necessary to communicate the acceptance of an Application under this Deed to any Applicant who becomes a Participant Grower and becomes bound to this Deed on the acceptance by the Responsible Entity of the Application.

### **8.4 Deemed Acceptance**

An Application received pursuant to the PDS, and not refused under clause 7.1, will be deemed to have been accepted immediately upon receipt, subject to the Application Money in respect of that Application being paid and the Minimum Subscription, if any, being reached or waived by the Responsible Entity.

### **8.5 Joint Applicants**

In the absence of any express instructions to the contrary in or accompanying any Application or in any of the Agreement, any persons who jointly constitute the Participant Grower hold their Almondlots and enter into the Agreements jointly and severally and as tenants in common.

### **8.6 Applicant Deemed to Enter this Deed**

Upon an Application being accepted by the Responsible Entity in whole or in part, the Applicant is deemed to have contemporaneously become a party to this Deed as a Participant Grower and thereby bound to the covenants and obligations on the part of each individual Participant Grower provided for in this Deed.

### **8.7 Allocation and Allotment of Almondlots and Entry into Agreements**

- (a) At the time or times specified in the PDS, the Responsible Entity, following the acceptance of an Application:
  - (i) must immediately allocate and allot an Almondlot or Almondlots to the Participant Grower from the Land (of such location or locations within the Land as the Responsible Entity in its absolute discretion thinks fit) and the Responsible Entity must within 21 days thereafter register the name, number or other description of the Almondlot or Almondlots in the appropriate place in the Register in relation to the entry of that Participant Grower; and
  - (ii) will as attorney for and on behalf of the Participant Grower, enter into the Agreements in relation to the Almondlots allocated to the Participant Grower, and any other documents which are ancillary or related to the Agreements, or contemplated by the provisions of the Agreements.
- (b) The Responsible Entity may at any time after the Agreements described in paragraph 8.7(a)(ii) are entered into, allocate an Almondlot or Almondlots to a Participant Grower, wherever situated on the Land as the Responsible Entity in its absolute discretion thinks fit, in substitution for an Almondlot or Almondlots allocated to a Participant Grower. The allocation of an Almondlot or Almondlots in substitution for another Almondlot or Almondlots under this paragraph 8.7(b) does not affect, or detract from, any rights, interests, powers, privileges, obligations and liabilities held by the Participant Grower under this

---

Deed and under each of the Agreements, other than that the Participant Grower will cultivate and harvest Almonds on the replacement Almondlot or Almondlots on and from the date of substitution.

- (c) The Responsible Entity may, and is authorised by the Participant Grower to, enter into as attorney for and on behalf of the Participant Grower such documents, and the Responsible Entity may do such other things, as the Responsible Entity in its absolute discretion considers necessary or desirable in order to give effect to this clause 8.7, including but not limited to making amendments to any Agreement or Project Document, or any lease or sub-lease in respect of all or any part of the Land.

---

## **9. RESPONSIBLE ENTITY TO ARRANGE ENTRY INTO DEED OF SUB-LEASE AND ALMONDLOT MANAGEMENT AGREEMENT**

### **9.1 Preparation of Deed of Sub-Lease and Almondlot Management Agreement**

Following acceptance of an Application, the Responsible Entity will prepare the Deed of Sub-Lease and Almondlot Management Agreement. The Deed of Sub-Lease and Almondlot Management Agreement:

- (a) must be completed in accordance with the details specified in the Application; and
- (b) will commence from such date as is determined by the Responsible Entity.

### **9.2 Responsible Entity to be reasonably satisfied**

Before release of moneys referred to in clause 9.3, the Responsible Entity must be reasonably satisfied that:

- (a) the Deed of Sub-Lease and Almondlot Management Agreement are in the form required by this Deed and have been duly entered into by all parties;
- (b) Timbercorp Securities has the capacity to grant the Sub-lease;
- (c) all necessary condition precedents to the grant of the Sub-lease pursuant to the Deed of Sub-lease and entry into the Deed of Sub-lease and Almondlot Management Agreement have been satisfied;
- (d) all necessary consents to the grant of the Sub-lease pursuant to the Deed of Sub-lease and entry into the Deed of Sub-lease and Almondlot Management Agreement have been obtained or will be obtained;
- (e) the Land the subject of the Sub-lease is not subject to any encumbrance or restriction which detrimentally affects the interests of the Applicant;
- (f) any other matter required to be attended to, which is necessary for the creation of the Sub-lease and the effective vesting in the Participant Grower of its Deed of Sub-lease and Almondlot Management Agreement, whether by reason of this Deed or otherwise, has been attended to; and
- (g) there are no outstanding material breaches of any of the provisions of this Deed which are detrimental to the interests of the Participant Growers whose Application Money is to be allocated pursuant to clause 9.3.

---

### **9.3 Release of Application Money**

#### **(a) Release of Application Money**

In relation to each Application that is unconditional as to finance, or is subject to finance and for which finance is approved, the Responsible Entity must within 2 Business Days of the Responsible Entity being satisfied of the matters specified in clause 9.2, release the Application Money and apply it in payment of the fees payable under the Deed of Sub-lease and Almondlot Management Agreement provided that where a deposit has been paid as provided for in clause 6.4, the balance of the Application Money must be paid to the Responsible Entity in accordance with the requirements of clause 6.4.

#### **(b) Refund of Application Moneys**

Where the Responsible Entity does not issue an Almondlot to an Applicant within the time required by the Corporations Act, the Responsible Entity must refund to the Applicant the relevant Application Money paid with any interest earned in relation to that Application Money, the amount of such interest to be calculated in accordance with clause 7.3.

#### **(c) Extinguishment of the Deed of Sub-lease and Almondlot Management Agreement**

Upon the refund of the moneys referred to in paragraph 9.3(b), the Participant Grower's Sub-lease and Almondlot Management Agreement will be extinguished and the Responsible Entity will make an entry in the Register noting the extinguishment.

#### **(d) Transfer Interest to Responsible Entity**

In accordance with clause 4.4, the Responsible Entity may transfer to itself the interest component (if any) from the Application Money at any time, but not before the first transfer of Application Money is made pursuant to paragraph 9.3(a).

### **9.4 Compliance with AFSL Requirements**

In the course of and in accordance with its duties as responsible entity and in order to:

- (a) comply with its AFSL; and
- (b) protect the interests of Participant Growers in the Project,

the Responsible Entity must lodge the Head Leases for registration in its name beneficially under the land titles law of the State or Territory in which the Almondlots are situated.

---

## **10. ALMONDLOT STATEMENTS AND REGISTER**

### **10.1 Issue of Almondlot Statements**

Within 2 months after the allotment of Almondlots to a Participant Grower, the allocation of Almondlots to a Participant Grower under paragraph 8.7(b) in substitution for other Almondlots or when accounting to a Participant Grower after any change in the holding of the Participant Grower in the Register, the Responsible Entity must issue to the Participant Grower an Almondlot Statement which must be substantially in the form set out in the Fourth Schedule or such other form as the Responsible Entity determines.



## **13. PROCESSING OF CROP AND SALE OF PRODUCT**

### **13.1 Almonds, Crop and Product of the Project**

- (a) Subject to clause 13.2, each Participant Grower is entitled to a several share of the whole of the Almonds and the Crop in each Financial Year in proportion to the Participant Grower's Participating Interest.
- (b) Each Participant Grower severally authorises and requests the Responsible Entity to procure Timbercorp Securities to gather in the Almonds and store its Participating Interest in the Crop in accordance with the Almondlot Management Agreement.
- (c) Each Participant Grower participates in the Project with the intention of having its Participating Interest in the Crop in each year then processed into Product in accordance with clause 13.3.
- (d) Subject to clause 13.2, each Participant Grower is entitled to a several share of whole of any Product in each Financial Year in proportion to the Participant Grower's Participating Interest.

### **13.2 Crop and Product of Defaulting Grower**

Subject to clause 18.4(e) and 18.5, a Participant Grower is not entitled to its Participating Interest in each Financial Year where the Participant Grower is a Defaulting Grower, in which case that Participant Grower's Participating Interest in the Almonds, Crop and Product will be used to satisfy the Participant Grower's obligations in the manner set out in clause 13.7.

### **13.3 Processing of Crop**

Each Participant Grower severally authorises and requests the Responsible Entity to procure Timbercorp Securities to:

- (a) process its Participating Interest in the Crop, or so much of it as Timbercorp Securities in its absolute discretion considers desirable;
- (b) enter into any processing agreement as agent and attorney for the Participant Grower and/or the Responsible Entity on behalf of the Participant Grower; and
- (c) store its Participating Interest in the Product

In accordance with the Almondlot Management Agreement.

### **13.4 Sale of Crop and Product**

Each Participant Grower severally authorises and requests the Responsible Entity to procure Timbercorp Securities to:

- (a) sell its Participating Interest in that part of the Crop that is not processed in accordance with clause 13.3;
- (b) sell its Participating Interest in the Product,

in accordance with the Almondlot Management Agreement and on such terms and conditions as Timbercorp Securities in its absolute discretion determines, and for this purpose to enter into any agreement for the sale of the Participant Grower's Participating Interest in the Product and any unprocessed Crop as agent and attorney for the Participant Grower and/or the Responsible Entity on behalf of the Participant Grower.

### **13.5 Records**

The Responsible Entity must keep full and complete records of the sale of the Participant Grower's Participating Interest in the Product and any unprocessed Crop and separately account to the Participant Grower for the sale of the Participant Grower's Participating Interest in the Product or Crop.

### **13.6 Payment into Agency Account**

The Responsible Entity must pay into the Agency Account:

- (a) proceeds from the sale of Crop attributable to the Participant Growers' Almondlots to which the Participant Grower is entitled;
- (b) proceeds from the sale of Product produced from the Almonds and Crop, attributable to the Participant Growers' Almondlots to which the Participant Grower is entitled;
- (c) proceeds of any insurance policy to which the Participant Growers are entitled to benefit; and
- (d) any other amount properly related to the proceeds from the Participant Growers' Almondlots to which the Participant Growers are entitled.

### **13.7 Participant Grower's Entitlement**

- (a) A Participant Grower is entitled to the money in the Agency Account which represents his Participating Interest in the gross income from the sale of the Product or Crop for a particular Production Period less:
  - (i) any fees payable under the Participant Grower's Deed of Sub-lease plus interest;
  - (ii) any fees payable under the Participant Grower's Almondlot Management Agreement plus interest; and
  - (iii) any other amounts payable by the Participant Grower under this Deed, Participant Grower's Almondlot Management Agreement and the Participant Grower's Deed of Sub-lease plus interest.
- (b) The Participant Grower authorises the Responsible Entity to make the deductions listed in paragraph 13.7(a) and pay the deducted amounts to the persons entitled to them. The Responsible Entity may make these payments within 14 days of receiving the money into the Agency Account in respect of the relevant Participant Grower.
- (c) If, in any Financial Year in which there is a Production Period, there is insufficient money to make all the required payments then the deductions or adjustments to be made under paragraph 13.7(a) must be made in the priority in which they are listed.
- (d) The surplus available to each Participant Grower after all deductions are made by the Responsible Entity must be paid by the Responsible Entity to the relevant Participant Grower. The payment must be made within five months after 30 June each year in which there is a Production Period provided that the Responsible Entity will not be under the obligation to make payments, directions and distributions of Proceeds in relation to the Project under this clause:
  - (i) unless and until the amount of Proceeds payable or distributable to the Grower is at least \$200 per Almondlot; and
  - (ii) unless Proceeds have been held in the Agency Account for no less

than 30 days before the distribution is required to be made.

- (e) If there are any accruals of amounts to be paid in any of the categories listed in the definitions of "Proceeds" then the accrual must be paid in the same order of preference as the items listed in paragraph 13.7(a).

### **13.8 Product Liability Insurance**

The Responsible Entity must at all times keep current with a reputable insurance company a product liability policy in respect of all of the Product or Crop of the Participant Grower which is sold by or on behalf of the Participant Grower. The policy must be in the names of the Responsible Entity and the Participant Grower.

### **13.9 Proceeds from Insurance**

- (a) This clause 13.9 applies where insurance proceeds are paid in respect of some only of the Participant Growers' Almondlots.
- (b) Where there is an event which only affects some Participant Growers' Almondlots and insurance proceeds are paid in respect of that event, the proceeds are divided between those Participant Growers only and according to the proportion that the area of each Participant Growers' Almondlots affected bears to the total area of the Participant Growers' Almondlots affected.
- (c) In the event this clause 13.9 is operative, the Participant Growers who receive their proportion of the insurance proceeds are not to receive any part of the other Proceeds in respect of the Production Periods to which the claim relates and accordingly, the Participating Interest of each Participant Grower in the other Proceeds is to be recalculated with the area of the affected Almondlots excluded.

### **13.10 Interim distribution of entitlements**

Despite anything contained in this Deed, the Responsible Entity may from time to time and at any time make such interim distributions to Participant Growers on account of their respective entitlements under this clause 13. The timing and the amount of the distributions is at the complete discretion of the Responsible Entity.

### **13.11 Deduction of Taxes**

The Responsible Entity may, at its discretion, deduct or require to be deducted from any amounts payable to any Participant Grower, the amount of any tax or duty which is paid or payable by the Responsible Entity in respect of the Participant Grower.

### **13.12 Indemnity**

The Responsible Entity is indemnified by each person who is or was at any time a Participant Grower in respect of any tax or duty referred to in clause 13.11.

### **13.13 Pooling**

Each Participant Grower severally authorises Timbercorp Securities to:

- (a) gather in and store each Participant Grower's Participating Interest in the Almonds and the Crop;
- (b) then procure the processing of each Participant Grower's Participating Interest in the Crop; and
- (c) then store, market and sell each Participant Grower's Participating Interest in

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any unprocessed Crop and the Product,  
with those of other Participant Growers without having regard to the quantity or quality  
of the particular Almonds, Crop or Product from the particular Almondlots.

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## **14. REMUNERATION**

### **14.1 Fees**

The Responsible Entity will receive in respect of the Project by way of remuneration for carrying out its duties and obligations under this Deed, the Almondlot Management Agreement and the Project Documents and otherwise managing the Project, those fees provided for in this Deed, the Deed of Sub-lease and the Almondlot Management Agreement. The rights of the Responsible Entity to receive the remuneration specified in this clause are available only in relation to the proper performance of the Responsible Entity's duties.

### **14.2 Further Fees**

The Responsible Entity will be entitled to be paid any interest earned on Application Money (pursuant to clause 4.4) and to collect, receive, get in and retain all dividends, interest, rents and other income from the Authorised Investments from time to time comprised in or forming part of the Agency Account (pursuant to clause 16.3).

### **14.3 Payment of Expenses**

Subject to, and without derogating from, the rights of Timbercorp Securities and the Participating Growers under the Almondlot Management Agreement, the Responsible Entity will be responsible for payment of all expenses relating to the operation and administration of the Project up to the harvest stage.

### **14.4 Retirement benefit**

The Responsible Entity is entitled to agree with an incoming responsible entity to be remunerated by, or to receive a benefit from, the incoming responsible entity in relation to:

- (a) entering into an agreement to submit a proposal for its retirement to a meeting of Growers, and nominating to the Growers the incoming responsible entity as its replacement; or
- (b) its retirement as responsible entity,

and is not required to account to Participant Growers for such remuneration or benefit.

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## **15. USE OF MONEYS IN THE AGENCY ACCOUNT**

### **15.1 Authority to Make Payments**

The Responsible Entity must as the agent for each of the Participant Growers pay moneys pursuant to any obligations on the part of the Participant Grower under this Deed, the Agreements or under the provisions of the Agreements.

### **15.2 Expenditure to be shared between Participant Growers**

Expenditure will be shared between all of the Participant Growers such that each

- 
- (ii) the adjournment of a meeting.
  - (f) In relation to section 253L(2) of the Corporations Act, at a meeting of Participant Growers, a poll may be demanded by:
    - (i) at least 1 Participant Grower concerned holding or representing by proxy at least 10% of the aggregate number of relevant Almondlots for the time being on issue to the Participant Growers concerned and entitling the holders to vote on the resolution; or
    - (ii) the chair.
- 

## **23. LIABILITIES AND INDEMNITIES OF RESPONSIBLE ENTITY**

### **23.1 Liability of Responsible Entity**

- (a) To the extent permitted by the Corporations Act, the Responsible Entity is not liable for any loss or damage to any person (including any Participant Grower) arising out of any matter unless, in respect of that matter, it acted both:
  - (i) otherwise than in accordance with this Deed and its duties; and
  - (ii) without a belief held in good faith that it was acting in accordance with this Deed and its duties.
- (b) In particular, the Responsible Entity is not liable for any loss or damage to any person arising out of any matter where, in respect of that matter:
  - (i) to the extent permitted by the Corporations Act, it relied in good faith on the services of, or information or advice from, or purporting to be from, any person appointed by the Responsible Entity;
  - (ii) it acted as required by Law;
  - (iii) it relied in good faith upon any signature, marking or document; or
  - (iv) it followed a direction given to it by a resolution passed at a duly convened meeting of Participant Growers.
- (c) The Responsible Entity may decide how and when to exercise its powers in its absolute discretion.

### **23.2 Indemnity of Responsible Entity**

- (a) In addition to any indemnity under any Law, the Responsible Entity has a right of indemnity out of the Agency Account on a full indemnity basis in respect of a matter unless, in respect of that matter, the Responsible Entity has acted negligently, fraudulently or in breach of its duties.
  - (b) Such right of indemnity in respect of a matter ("Indemnified Matter") will not be lost or impaired by reason of a separate matter (whether before or after the Indemnified Matter) in breach of this Deed.
  - (c) The right of indemnity continues to be available after the Responsible Entity retires or is removed as Responsible Entity.
  - (d) The Responsible Entity may pay out of the Agency Account any amount for which the Responsible Entity would be entitled to be indemnified under paragraph 23.2(a).
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A 2005 0011  
**Almondlot Management  
Agreement**

**Timbercorp Securities Limited**

**Each Several Participant Grower  
named in the First Schedule to  
this Agreement**

**2005 Timbercorp Almond Project**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

	Participating Interests, and procuring the sale of Almonds;
<b>Responsible Entity</b>	the responsible entity for the time being of the Project;
<b>Special Resolution:</b>	a resolution passed at a meeting of Participant Growers duly convened and held in accordance with this Agreement by a majority of Participant Growers in number present in person or by representative, attorney or proxy whose aggregate number of Almondlots on issue exceed 75%;
<b>Sub-lease:</b>	the deed of that name between Timbercorp Securities as sub-lessor, the Participant Grower as sub-lessee and the Land Owner in relation to the Participant Grower's relevant Almondlots;
<b>Term:</b>	the term of this Agreement under clause 2.1; and
<b>Water Licences:</b>	the water licences owned or acquired by the Land Owner, leased to Timbercorp Securities and attributed to the Project as required from time to time, up to a maximum of 3.125 megalitres per relevant Almondlot as reduced by any variation in the maximum licence entitlement from time to time by the relevant water authority restricting the amount or rate at which water may be taken, or the purpose for which it may be taken or prohibiting the taking of water or the purpose of its use.

## 1.2 Construction

In this Agreement, unless expressed or implied to the contrary:

- (a) a reference to this or any other agreement includes a variation or replacement of it;
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of it;
- (c) the singular includes the plural and vice versa;
- (d) if a word is defined, cognate words have corresponding definitions;
- (e) a reference to a person includes a firm, body corporate, an unincorporated association or an authority;
- (f) a reference to a person includes the person's legal personal representatives, successors, substitutes (including persons taking by novation) and permitted assigns and transferees;
- (g) a reference to a gender includes the other genders;
- (h) a reference to "\$" or "dollars" is a reference to Australian dollars;
- (i) a reference to a clause, recital or schedule is to a clause, recital or schedule in or to this Agreement;
- (j) If a party comprises two or more persons, this Agreement binds them jointly and each of them severally unless a contrary intention is expressed in the Agreement;
- (k) If any of the persons comprising the Participant Grower is a trustee, this Agreement binds that person in its capacity as a trustee and personally; and
- (l) the word "include" or "includes" is to be read as if the expression "(but is not

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limited to)" immediately followed such word and the word "including" is to be read as if the expression "(but not limited to)" immediately followed such word.

### **1.3 Headings**

Headings are for convenience of reference only and do not affect the interpretation of this Agreement.

### **1.4 Participant Grower and Agreement**

- (a) The term "**Participant Grower**" in this Agreement is a reference to the particular Participant Grower named in the First Schedule to this Agreement in relation to the relevant Almondlots allocated to it from time to time.
- (b) The term "**Participant Growers**" in this Agreement is a reference to all Participant Growers that hold Almondlots in the Project and according to the context, the term "**Participant Growers**" may also include the particular Participant Grower.
- (c) This Agreement is entered into in respect of the Participant Grower's Almondlots referred to in the First Schedule and, must be read as if it were a separate Agreement on the terms and conditions of this Agreement in respect of the relevant Almondlots held by the Participant Grower.

### **1.5 Delegation**

Timbercorp Securities is entitled to:

- (a) delegate any of its obligations under this Agreement to; and
- (b) exercise any of its rights under this Agreement, through

its employees, agents and contractors but any delegation by Timbercorp Securities does not release Timbercorp Securities from liability under this Agreement.

### **1.6 Payments under this Agreement**

The Participant Growers that are Joint Venturers agree and acknowledge that Timbercorp Securities granting time, waiver or other indulgence to, compounding or compromising with, or wholly or partially releasing, one of the Joint Venturers in any way, from any obligation under this Agreement does not:

- (a) cause the other Joint Venturers' obligations and liabilities under this Agreement to be reduced or avoided;
- (b) prejudicially affect Timbercorp Securities' rights against the other Joint Venturers' under this Agreement.

### **1.7 Capacity of Timbercorp Securities**

Timbercorp Securities enters into this Agreement in its personal capacity.

### **1.8 Almondlot Management Agreement is not Project Property**

This Agreement does not form part of "scheme property", as defined in section 9 of the Corporations Act, of the Project.

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## **2. COMMENCEMENT AND TERM OF THIS AGREEMENT**

### **2.1 Term**

- (a) This Agreement will commence on the Commencement Date.
- (b) Subject to clauses 15.1 to 15.3, this Agreement will continue until the earlier of:
  - (i) termination of the Participant Grower's participation in the Project;
  - (ii) 30 June 2025;
  - (iii) termination of the Sub-lease; and
  - (iv) termination of the Project.

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## **3. RELATIONSHIP OF THE PARTIES**

### **3.1 No Partnership etc**

The relationship amongst the Participant Growers and between the Participant Growers and Timbercorp Securities is not, is not intended to be, is not deemed to be and is not to be treated as, a partnership association or a joint venture, other than the Joint Venture which may comprise a Participant Grower.

### **3.2 Project**

The parties expressly agree and acknowledge that:

- (a) each party is an independent contracting party; and
- (b) no party has any authority or power for or on behalf of any other party to enter into any contract, to pledge any credit, to incur any liabilities, to assume any obligations or to make any warranties or representations whatsoever except as specifically provided by this Agreement.

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## **4. APPOINTMENT OF TIMBERCORP SECURITIES**

### **4.1 Engagement of Timbercorp Securities**

The Participant Grower engages Timbercorp Securities on the terms and conditions set out in this Agreement generally to manage and administer the Project, manage, direct and conduct the Project Operations on behalf of the Participant Grower and perform the Orchard Services.

### **4.2 Timbercorp Securities to Carry out Orchard Services as Independent Contractor**

The Parties agree that Timbercorp Securities will carry out the Orchard Services as an independent contractor and not as agent of the Participant Grower.

### **4.3 Authority to Act**

Timbercorp Securities does not have any authority to act for, or to assume any obligation or liability on behalf of, the Participant Grower except such authority as is conferred on Timbercorp Securities by this Agreement or the Constitution.

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occupation of, the Orchard or any part of it by any Participant Growers in the Project.

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## **10. NO LEASE OR LICENCE**

This Agreement does not create or confer any leasehold or proprietary interest or licence in favour of Timbercorp Securities concerning the relevant Almondlots.

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## **11. TIMBERCORP SECURITIES' FEES**

### **11.1 Annual Fee and Charges Payable by Early Participant Growers**

Where the Participant Grower is an Early Grower, the Participant Grower will pay Timbercorp Securities the following management fees and charges in respect of the Orchard Services and all other services to be provided under this Agreement:

- (a) in consideration of the services described in clause 5.2 and all other services to be provided under this Agreement in the period commencing on the Commencement Date and ending on 30 June 2005 an amount of \$6,363.63 per Almondlot payable in advance on or before the Commencement Date; and
- (b) in consideration of the Orchard Services and all other services to be provided under this Agreement in the period 1 July 2005 to 30 June 2006:
  - (i) an amount of \$1,363.63 per Almondlot payable on 31 October 2005; and
  - (ii) for each Almondlot an amount equal to 2.25% of the Gross Proceeds of the sale of Crop and Product in each Financial Year of the Project payable out of and at the time the Proceeds are received by Timbercorp Securities as the Responsible Entity (less any deductions and adjustments permitted under this Agreement, the Constitution, the Sub-lease and the Project Documents);
- (c) in consideration of the Orchard Services and all other services to be provided under this Agreement in the period 1 July 2006 to 30 June 2007:
  - (i) an amount of \$1,363.63 per Almondlot payable on 31 October 2006; and
  - (ii) for each Almondlot an amount equal to 2.25% of the Gross Proceeds of the sale of Crop and Product in each Financial Year of the Project payable out of and at the time the Proceeds are received by Timbercorp Securities as the Responsible Entity (less any deductions and adjustments permitted under this Agreement, the Constitution, the Sub-lease and the Project Documents); and
- (d) thereafter, in consideration of the Orchard Services and all other services to be provided under this Agreement in each subsequent Financial Year during the Term, the fees and costs specified in clause 11.3.

### **11.2 Annual Fee and Charges Payable by Post 30 June Participant Growers**

Where the Participant Grower is a Post 30 June Grower, the Participant Grower will pay Timbercorp Securities the following management fees and charges in respect of the Orchard Services and all other services to be provided under this Agreement:

- (a) in consideration of the Orchard Services and all other services to be provided under this Agreement in the period commencing on the Commencement Date and ending on 30 June 2006 an amount of \$7,727.27 per Almondlot payable in advance on or before the Commencement Date; and
- (b) in consideration of the Orchard Services and all other services to be provided under this Agreement in the period 1 July 2006 to 30 June 2007:
  - (i) an amount of \$1,363.63 per Almondlot payable on 31 October 2006; and
  - (ii) for each Almondlot an amount equal to 4.5% of the Gross Proceeds of the sale of Crop and Product in each Financial Year of the Project payable out of and at the time the Proceeds are received by Timbercorp Securities as the Responsible Entity (less any deductions and adjustments permitted under this Agreement, the Constitution, the Sub-lease and the Project Documents); and
- (c) thereafter, in consideration of the Orchard Services and all other services to be provided under this Agreement in each subsequent Financial Year during the Term, the fees and costs specified in clause 11.3.

### **11.3 Management Fees Payable by all Participant Growers**

- (a) For each Financial Year after 30 June 2007 commencing on 31 October 2007 and each subsequent 31 October thereafter, Timbercorp Securities will be entitled to be paid in respect of all the Participant Grower's relevant Almondlots for the relevant Financial Year, the estimated costs of operating the relevant Almondlot (which will include an allocation of overhead costs incurred by Timbercorp Securities or its contractors that will not exceed \$50 per relevant Almondlot, Indexed (adopting 30 June 2005 as the base date)), as adjusted under paragraph 11.3(b).
- (b) Timbercorp Securities will:
  - (i) when notifying the Participant Grower under paragraph 11.3(a) of the estimated costs of operating the relevant Almondlots, notify the Participant Grower of its Participating Interest of the actual costs of Timbercorp Securities operating the relevant Almondlots for the preceding Financial Year, including overhead costs incurred by Timbercorp Securities or its contractors; and
  - (ii) adjust the estimated costs of operating the relevant Almondlots for the current Financial Year by the difference between the actual costs and the costs estimated by Timbercorp Securities under paragraph 11.3(a) for the preceding financial year unless the surplus per relevant Almondlot has been added, or the excess per relevant Almondlot has been deducted, from any distribution of Proceeds made to the Participant Grower following the end of the preceding Financial Year.

### **11.4 Responsible Entity to make certain payments**

The Participant Grower agrees and acknowledges that the Responsible Entity is authorised to:

- (a) deduct from the Proceeds to which the Participant Grower is entitled, any amounts payable by the Participant Grower under this Agreement, the Sub-lease, the Project Documents and the Constitution including any amounts which are outstanding and in arrears; and

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- (b) pay the deducted amounts to the persons entitled to them.

### **11.5 Incentive Fee**

- (a) Timbercorp Securities will be entitled to be paid as an incentive fee in a Financial Year by the Participant Grower out of, and immediately prior to, any distribution 25% of so much of the annual Net Proceeds received by the Participant Grower in a Financial Year as exceeds the Incentive Fee Threshold.
- (b) But, if in the immediately preceding Financial Year, the Net Proceeds received by the Participant Grower were less than the Incentive Fee Threshold the amount of the deficit must be deducted from the Net Proceeds when calculating the fee payable to Timbercorp Securities under this clause in respect of the Financial Year to which reference is first made.

### **11.6 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups, Weighted Average of Eight Capital Cities) is discontinued or suspended, such other index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause must be borne equally between Timbercorp Securities and the Participant Grower.

### **11.7 Capacity**

All Management Fees and other amounts to be paid to Timbercorp Securities under this Agreement are paid to Timbercorp Securities in its personal capacity.

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## **12. INSURANCE**

### **12.1 Timbercorp Securities to Keep Insurance**

Timbercorp Securities will be responsible for obtaining and keeping or procuring some other person to procure and keep policies of insurance, on behalf of the Participant Growers in the Project with a reputable insurer against damage to the Orchard, which is caused by fire or other insurable risks, including public risk and occupier's liability provided that the cost of any such insurance is economically justified and it does not include crop insurance (unless specifically agreed between Timbercorp Securities and the Participant Grower from year to year).

### **12.2 Names of Policies**

All policies of insurance obtained by Timbercorp Securities in accordance with clause 12.1 must be in the names of or note the interests of Timbercorp Securities, the Land Owner and the all the Participant Growers.

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**Sub-lease Deed  
(Wangera)**

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Wangera Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

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- (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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## **7. RENT**

### **7.1 Fee**

- (a) Where the Participant Grower is an **Early Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Wangera Lot:

- 
- (i) for the period from the Commencement Date until 30 June 2005, nil per annum;
  - (ii) for each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Wangera Lot Proportion payable on 31 October 2005, 2006, 2007, 2008 and 2009;
  - (iii) for the Financial Year ending 30 June 2011, an amount equal to \$1,272.73 multiplied by the Wangera Lot Proportion, payable on 31 October 2010; and
  - (iv) on 31 October of each subsequent Financial Year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, Indexed.
- (b) Where the Participant Grower is a **Post 30 June Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Wangera Lot:
- (i) For the period from the Commencement Date until 30 June 2006, \$454.55 multiplied by the Wangera Lot Proportion payable on or before the Commencement Date;
  - (ii) for each subsequent Financial Year of the Term, the same rent as is payable by a Early Grower, payable on 31 October of each Financial Year.

## **7.2 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups) Weighted Average of Eight Capital Cities is discontinued or suspended, such other index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause 7.2 must be borne equally between Timbercorp Securities and the Participant Grower.

## **7.3 Capacity**

All rent and other amounts paid to Timbercorp Securities under this Deed are paid to Timbercorp Securities in its personal capacity.

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# **8. GROWER'S OBLIGATIONS**

## **8.1 Permitted use**

The Participant Grower must use the Carina West Lot solely for the purpose of the Almondlot Operations.

## **8.2 Grower's duties**

The Participant Grower must, at its expense:

- (a) undertake the Almondlot Operations on the Wangera Lots;
- (b) use the Wangera Lots solely for the purpose of Almondlot Operations;

**Sub-lease Deed**  
**(Carina West)**

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Carina West Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527



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- crops or water reserves on the Almondlots;
  - (d) comply with the provisions of the Head Lease (Carina West);
  - (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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## **7. RENT**

### **7.1 Fee**

- 
- (a) Where the Participant Grower is an **Early Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Carina West Lot:
- (i) for the period from the Commencement Date until 30 June 2005, nil per annum;
  - (ii) for each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Carina West Lot Proportion payable on 31 October 2005, 2006, 2007, 2008 and 2009;
  - (iii) for the Financial Year ending 30 June 2011, an amount equal to \$1,272.73 multiplied by the Carina West Lot Proportion, payable on 31 October 2010; and
  - (iv) on 31 October of each subsequent Financial Year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, Indexed.
- (b) Where the Participant Grower is a **Post 30 June Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Carina West Lot:
- (i) For the period from the Commencement Date until 30 June 2006, \$454.55 multiplied by the Carina West Lot Proportion payable on or before the Commencement Date;
  - (ii) for each subsequent Financial Year of the Term, the same rent as is payable by a Early Grower, payable on 31 October of each Financial Year.

## **7.2 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups) Weighted Average of Eight Capital Cities is discontinued or suspended, such other Index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative Index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause 7.2 must be borne equally between Timbercorp Securities and the Participant Grower.

## **7.3 Capacity**

All rent and other amounts paid to Timbercorp Securities under this Deed are paid to Timbercorp Securities in its personal capacity.

---

# **8. GROWER'S OBLIGATIONS**

## **8.1 Permitted use**

The Participant Grower must use the Carina West Lot solely for the purpose of the Almondlot Operations.

## **8.2 Grower's duties**

The Participant Grower must, at its expense:

**Sub-lease Deed**  
(Nenandie)

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Nenandie Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

---

## **7. RENT**

### **7.1 Fee**

- (a) Where the Participant Grower is an **Early Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Nenandle Lot:
- (i) for the period from the Commencement Date until 30 June 2005, nil per annum;
  - (ii) for each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Nenandle Lot Proportion payable on 31 October 2005, 2006, 2007, 2008 and 2009;
  - (iii) for the Financial Year ending 30 June 2011, an amount equal to \$1,272.73 multiplied by the Nenandle Lot Proportion, payable on 31 October 2010; and
  - (iv) on 31 October of each subsequent Financial Year during the Term, an amount equal to the rent payable on the Immediately preceding 31 October, Indexed.
- (b) Where the Participant Grower is a **Post 30 June Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Nenandle Lot:
- (i) For the period from the Commencement Date until 30 June 2006, \$454.55 multiplied by the Nenandle Lot Proportion payable on or before the Commencement Date;
  - (ii) for each subsequent Financial Year of the Term, the same rent as is payable by a Early Grower, payable on 31 October of each Financial Year.

### **7.2 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups) Weighted Average of Eight Capital Cities is discontinued or suspended, such other index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause 7.2 must be borne equally between Timbercorp Securities and the Participant Grower.

### **7.3 Capacity**

All rent and other amounts paid to Timbercorp Securities under this Deed are paid to Timbercorp Securities in its personal capacity.

---

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

---

Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-6" now produced and shown to MARK ANTHONY KORDA at  
the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-6"  
Solvency Analysis**

" MAK-6 "

## 2005 Almond Scheme - Forecast 2010 Harvest Result

### 2005 Timbercorp Almond Project (ARSN 112 935 092)

Net Sales	15,239,842
Less: JV Partners Share	0
<b>Grower's Gross Proceeds</b>	<b>15,239,842</b>
TIM Mgmt Fee	(685,793)
Admin Fee	(332,164)
Operating Costs	(14,822,649)
Temp Water	(2,237,572)
Licence Fee	(2,592,273)
<b>Total Operating Expenditure</b>	<b>(20,670,451)</b>
<b>Net Operating Cashflow (excl capex)</b>	<b>(5,430,610)</b>
Water Capital Expenditure	(7,423,427)
Non Water Capital Expenditure	(1,528,335)
<b>Total Capital Expenditure</b>	<b>(8,951,762)</b>
<b>Net Operating Cashflow (incl capex)</b>	<b>(14,382,372)</b>

### 2010 Crop Variables

a	Kilograms per Hectare (4 lots per hectare)	2,100
b	Net Sales Price (Kg) \$	5.09
c	Permanent Water Right Allocation	40%
c	Temporary Water Price \$ per ML	350
d	Sold Lots	5,703
d	Sold Area (Ha)	1,425.75
e	TIM Variable Mgmt Fee (PDS)	4.5%
f	JV Share	0.0%
g	Base Admin Fee per Lot (adjusted annually for CPI from Project c'ment)	50
h	Licence Fee per Lot (FY10 Rate per PDS)	455
i	CPI Assumption	2.5%

### Net Operating Cashflow Incurred to Date

<b>Operating Cashflow before Tax</b>	
2005	(36,291,839)
2006	(10,369,138)
2007	(10,369,138)
2008	(13,944,976)
2009	(11,708,802)
<b>Total</b>	<b>(82,683,893)</b>
<b>Almond lots</b>	<b>5,703</b>
<b>By Almond lot</b>	
2005	(6,364)
2006	(1,818)
2007	(1,818)
2008	(2,445)
2009	(2,053)
<b>Total</b>	<b>(14,498)</b>

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

---

Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-7" now produced and shown to **MARK ANTHONY KORDA** at the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-7"**  
**Summary of Grower's defaults on loans and  
payment obligations**

# 2005 Timbercorp Almond Project (ARSN 112 935 092)

## Project: 2005 Almond Early – 5,703 lots

Grower Obligations	Total Arrears	Amount Invoiced (Oct 2008)	Amount Outstanding	% Outstanding
	\$2,333,615	\$17,662,761	\$1,751,621	10%

## Timbercorp Finance Funding

Amount Borrowed	Value of loans in arrears	% of loans in arrears
\$16,506,229	\$10,861,626	65.8%

Percentage of growers with loans<sup>1</sup> 25.3%

	Pre Appointment (March) #	Pre Appointment Value	Post Appointment (May) #	Post Appointment Value
Failed Direct Debits	34	\$42,730	50	\$80,821

1. This is funding provided by Timbercorp Finance. Status of loans provided by other lenders is unknown.

## Lots held by Timbercorp Group

Timbercorp Ltd	▪ 4
Timbercorp Finance Ltd	▪ 0
Timbercorp Lot Investments	▪ 4

"MAK-7"





r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
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**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
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IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

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Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-8" now produced and shown to **MARK ANTHONY KORDA** at  
the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-8"  
Viability Analysis**

2003 Timbercorp Almond Project (ARSN 112 933 092) - 2003 Almonds Early																					
Annual Inflationary Price Adjustment - 2.5%																					
2010 Price	NPV (10%)	NPV (15%)	NPV (20%)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Base	\$3,025.54	\$869.53	-\$272.12	(1,707)	(1,343)	(578)	176	619	891	947	976	1,006	1,037	1,068	1,100	1,133	1,167	1,201	1,237	6,496	801
\$ per kg				6.09	6.70	7.04	7.21	7.39	7.58	7.77	7.96	8.16	8.36	8.57	8.79	9.01	9.23	9.46	9.70	9.70	9.70
4.00	-\$13,510.83	-\$10,632.06	-\$8,632.68	(1,768)	(2,350)	(2,227)	(1,844)	(1,650)	(1,536)	(1,572)	(1,606)	(1,641)	(1,677)	(1,718)	(1,751)	(1,789)	(1,828)	(1,869)	(1,910)	3,601	478
5.00	-\$7,240.71	-\$6,243.53	-\$5,429.94	(1,718)	(1,883)	(1,573)	(1,091)	(815)	(648)	(638)	(648)	(639)	(670)	(682)	(693)	(705)	(718)	(730)	(743)	4,675	598
6.00	-\$970.59	-\$1,833.04	-\$2,207.20	(1,667)	(1,416)	(915)	(338)	50	259	296	309	322	336	350	364	378	393	408	424	5,748	718
7.00	\$3,299.52	\$2,533.47	\$1,615.54	(1,617)	(943)	(255)	415	875	1,167	1,231	1,267	1,304	1,342	1,381	1,421	1,462	1,504	1,547	1,591	6,822	837
8.00	\$11,569.64	\$6,821.98	\$4,238.28	(1,567)	(481)	389	1,163	1,720	2,075	2,163	2,225	2,268	2,348	2,413	2,478	2,546	2,615	2,685	2,758	7,896	957
9.00	\$17,839.76	\$11,910.50	\$7,461.01	(1,517)	(14)	1,043	1,921	2,566	2,982	3,100	3,183	3,263	3,355	3,444	3,536	3,629	3,725	3,824	3,925	8,963	1,076

2003 Timbercorp Almond Project (ARSN 112 933 092) - 2003 Almonds Early																					
Mature Yield	NPV (10%)	NPV (15%)	NPV (20%)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
-15%	-\$513.19	-\$1,554.35	-\$1,719.16	(1,707)	(1,343)	(578)	176	608	227	175	185	195	205	216	226	238	249	261	272	5,522	681
Base	\$3,025.54	\$869.53	-\$272.12	(1,707)	(1,343)	(578)	176	619	891	947	976	1,006	1,037	1,068	1,100	1,133	1,167	1,201	1,237	6,496	801
15%	\$8,564.26	\$3,081.60	\$1,174.92	(1,707)	(1,343)	(578)	176	629	1,553	1,719	1,768	1,817	1,868	1,920	1,974	2,028	2,084	2,142	2,201	7,470	921

2003 Timbercorp Almond Project (ARSN 112 933 092) - 2003 Almonds Early																					
Temporary Water for 40%, 60% and 80% scenarios @ \$350 per ML																					
Water Allocation	NPV (10%)	NPV (15%)	NPV (20%)	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Base	\$3,025.54	\$869.53	-\$272.12	(1,707)	(1,343)	(578)	176	619	891	947	976	1,006	1,037	1,068	1,100	1,133	1,167	1,201	1,237	6,496	801
40%	\$434.14	-\$968.12	-\$1,619.08	(1,663)	(1,475)	(828)	(262)	181	454	510	539	569	599	630	663	696	729	764	799	6,496	801
60%	\$1,446.90	-\$200.11	-\$1,011.25	(1,547)	(1,343)	(697)	(130)	912	585	641	670	700	720	762	794	827	860	893	930	6,496	801
80%	\$2,123.78	\$313.52	-\$604.47	(1,468)	(1,286)	(609)	(45)	400	673	728	757	787	818	849	881	914	948	982	1,018	6,496	801

#### Notes

1. NPV assessments are based on Timbercorp management's cashflow model for each project.
2. Per Timbercorp management, the average forecast price for the 2009 almond crop is \$3.09 per kilogram.
3. The base case yield assumes trees mature in 2014 and produce 864.75 kilograms per lot.
4. Water allocation base case (40% in 2010, 60% in 2011, 80% in 2012 and 100% from 2013 and beyond).
5. NPV's are from the growers perspective, based on current agreements and assume that all CAPEX is in place. However, CAPEX of \$12.34m for permanent water rights and \$2.62m for other CAPEX is still required for this scheme in addition to the cash flows identified above. Growers may expect a reduction in future licence fees to the extent it relates to permanent water or other infrastructure requirements.

"MAX-8"

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

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IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

---

Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "**MAK-9**" now produced and shown to **MARK ANTHONY KORDA** at  
the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-9"  
Termination clauses**

" MAR- 9 "

2005 003  
**Custody Agreement**

**2005 Timbercorp Almond Project**

**Timbercorp Securities Limited  
Trust Company of Australia Limited**

**2005 Timbercorp Almond Project**

**[EXECUTION COPY]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000  
Telephone: 9600 3525  
Facsimile: 9600 3527

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## **9.5 Representations and Warranties by the Responsible Entity in Respect of the Scheme**

The Responsible Entity warrants that:

- (a) it is the only responsible entity of the Scheme and no action has been taken or is proposed to remove it as responsible entity of the Scheme;
- (b) the copy of the Constitution provided by the Responsible Entity to Trust Company discloses all the terms and conditions of the Scheme and it is not in default under the terms of the Constitution or the Corporations Act in relation to the Scheme; and
- (c) it has a right to be fully indemnified out of the Scheme Assets in respect of all obligations and liabilities which it incurs under this Agreement.

## **9.6 The Responsible Entity to Notify Trust Company of Changes to the Scheme**

The Responsible Entity agrees to provide Trust Company with 30 days, or such shorter period as agreed between the parties, written notice prior to:

- (a) the terms of the Scheme being varied;
- (b) any change of responsible entity of the Scheme;
- (c) any change of status for taxation purposes of the Scheme; or
- (d) the Scheme being terminated.

---

# **10. TERM AND TERMINATION**

## **10.1 Minimum Term of Agreement**

- (a) Subject to paragraph 10.1(b) and clauses 10.2 and 10.3, this Agreement continues for the minimum term specified in Schedule 5 and after the expiry of the minimum term continues on the same terms and conditions.
- (b) Either party upon giving to the other party notice for no less than the notice period specified in Schedule 5 may terminate this Agreement.

## **10.2 Termination of Agreement by the Parties**

A party may terminate this Agreement by notice to the other party:

- (a) if a receiver or a receiver and manager of the undertaking (or any part thereof) of the other party is appointed either in relation to the capacity in which it acts pursuant to this Agreement or where such receiver or receiver and manager is reasonably likely to affect materially such other party's performance pursuant to this Agreement; or
- (b) if the other party:
  - (i) goes into liquidation (other than for the purposes of a reconstruction or amalgamation on terms previously approved in writing by the other party) either in relation to the capacity in which it acts pursuant to this Agreement or where such liquidation is reasonably likely to affect such other party's performance pursuant to this Agreement;
  - (ii) is subject to a scheme of compromise or arrangement with its creditors or has an administrator appointed to its affairs either in relation to the capacity in which it acts pursuant to this Agreement or

where such scheme or administration is reasonably likely to affect such other party's performance pursuant to this Agreement;

- (iii) ceases to carry on business in relation to its activities as responsible entity in relation to the Scheme in the case of the Responsible Entity (in which case Trust Company may terminate this Agreement in relation to the Scheme) or as a provider of custodial services in the case of Trust Company;
  - (iv) breaches any provision of this Agreement in a material respect or fails to observe or perform any representation, warranty, indemnity or undertaking pursuant to this Agreement in a material respect PROVIDED THAT if the breach or failure is capable of remedy in the reasonable opinion of the party not in default, this Agreement may not be terminated unless the party in default is given a period of no less than 14 days within which to remedy the breach or failure and if not remedied within such period the party not in default may terminate this Agreement;
  - (v) sells or transfers or makes any agreement for the sale or transfer of its principal business and undertaking, or of a beneficial interest therein, other than to a related body corporate for the purposes of a corporate reconstruction upon at least 7 days' notice to the other party; or
- (c) by Trust Company if ASIC or a Court having jurisdiction makes a written order vesting any property of the Responsible Entity in relation to the Scheme in ASIC or some other body other than the Responsible Entity.

### **10.3 Termination Does Not Affect Claims**

- (a) The termination of this Agreement does not affect any claim which either party may have against the other.
- (b) Subject to this Agreement, on termination of this Agreement Trust Company must, at the expense of the Responsible Entity, promptly transfer the Scheme Assets to or according to the instructions of the Responsible Entity (subject to any contrary direction given to Trust Company which has the lawful effect of overriding this provision), and the Responsible Entity agrees promptly to accept the transfer or give the necessary instructions for the transfer of those assets. Trust Company must also, at the expense of the Responsible Entity, promptly deliver any documents evidencing title to those assets which it is holding, to or according to the instructions of the Responsible Entity. Despite the provisions of this clause, Trust Company may retain any assets which it is lawfully permitted to retain in the exercise of its rights under this Agreement.
- (c) Upon termination of this Agreement pursuant to paragraph 10.2(c), Trust Company will act upon the instructions of ASIC or an entity properly appointed in relation to the Scheme to the exclusion of the rights of the Responsible Entity and will deal with the Scheme Assets and all books, records, or other material held by it in relation thereto in accordance with the instructions of ASIC or such other entity to the exclusion of any orders, requests or directions from the Responsible Entity.

### **10.4 Vesting Orders**

Despite any other provision of this Agreement, if ASIC or a Court having jurisdiction has made a written order vesting the property of the Responsible Entity in relation to the Scheme in another person, Trust Company may upon the receipt of notice of such vesting order, disregard any future instructions of the Responsible Entity in relation to the Scheme and any existing instructions of the Responsible Entity in relation to the

---

## **SCHEDULE 5**

### **Minimum Term and Notice Period (Clause 10.1)**

The minimum term is the period commencing on the Commencement Date and ending on the termination of the 2005 Timbercorp Almond Project pursuant to clause 26 of the Constitution.

For the purposes of clause 10.1, the notice period is 90 days, or such shorter period as agreed between the parties.

A 2005 0000

**Almondlot Management  
Agreement**

**Timbercorp Securities Limited**

**Each Several Participant Grower  
named in the First Schedule to  
this Agreement**

**2005 Timbercorp Almond Project**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527



---

## **2. COMMENCEMENT AND TERM OF THIS AGREEMENT**

### **2.1 Term**

- (a) This Agreement will commence on the Commencement Date.
- (b) Subject to clauses 15.1 to 15.3, this Agreement will continue until the earlier of:
  - (i) termination of the Participant Grower's participation in the Project;
  - (ii) 30 June 2025;
  - (iii) termination of the Sub-lease; and
  - (iv) termination of the Project.

---

## **3. RELATIONSHIP OF THE PARTIES**

### **3.1 No Partnership etc**

The relationship amongst the Participant Growers and between the Participant Growers and Timbercorp Securities is not, is not intended to be, is not deemed to be and is not to be treated as, a partnership association or a joint venture, other than the Joint Venture which may comprise a Participant Grower.

### **3.2 Project**

The parties expressly agree and acknowledge that:

- (a) each party is an independent contracting party; and
- (b) no party has any authority or power for or on behalf of any other party to enter into any contract, to pledge any credit, to incur any liabilities, to assume any obligations or to make any warranties or representations whatsoever except as specifically provided by this Agreement.

---

## **4. APPOINTMENT OF TIMBERCORP SECURITIES**

### **4.1 Engagement of Timbercorp Securities**

The Participant Grower engages Timbercorp Securities on the terms and conditions set out in this Agreement generally to manage and administer the Project, manage, direct and conduct the Project Operations on behalf of the Participant Grower and perform the Orchard Services.

### **4.2 Timbercorp Securities to Carry out Orchard Services as Independent Contractor**

The Parties agree that Timbercorp Securities will carry out the Orchard Services as an independent contractor and not as agent of the Participant Grower.

### **4.3 Authority to Act**

Timbercorp Securities does not have any authority to act for, or to assume any obligation or liability on behalf of, the Participant Grower except such authority as is conferred on Timbercorp Securities by this Agreement or the Constitution.

---

## **13.6 Statements of Income and Expenses**

Within 4 months after the end of each Financial Year, commencing at the end of the Financial Year in which the Almond Trees start to produce Crop, Timbercorp Securities will send to the Participant Grower an annual statement of income and expenses relating to the management of the relevant Almondlots and the sale of the Participant Grower's Participating Interest in the Product or Crop during the relevant Financial Year.

---

## **14. DISTRIBUTIONS**

### **14.1 Distribution of Proceeds to the Participant Growers**

Subject to this Agreement, Timbercorp Securities as the Responsible Entity must pay to the Participant Grower the amount of Proceeds standing to the credit of the Participant Grower in the Agency Account in accordance with the Constitution and comply with this Agreement in those respects in its personal capacity.

---

## **15 TERMINATION AND DEFAULT**

### **15.1 Termination by the Participant Grower**

The Participant Grower may terminate this Agreement by notice in writing to Timbercorp Securities:

- (a) Immediately, if Timbercorp Securities:
  - (i) goes into liquidation other than for the purposes of reconstruction or amalgamation or a Controller or Administrator is appointed in relation to the undertaking of Timbercorp Securities or any part of its undertaking;
  - (ii) ceases to carry on business; or
  - (iii) falls or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Agreement and such default continues for a period of 3 months after receipt by Timbercorp Securities of written notice from the Participant Grower specifying the default and requesting that the default be remedied (except where Timbercorp Securities has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan); or
- (b) 6 months (or such shorter period as Timbercorp Securities and the Participant Growers agree) after the Participant Growers by Special Resolution at a meeting of Participant Growers resolve to terminate the engagement of Timbercorp Securities under the Agreement.

### **15.2 Termination by Timbercorp Securities**

- (a) Timbercorp Securities may terminate this Agreement, with immediate effect in respect of all the Almondlots of the Participant Grower, if the Participant Grower fails to make a payment within the required time under this Agreement in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Agreement in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp

---

Securities has served a written notice on the Participant Grower specifying the breach and requiring the Participant Grower to remedy the breach.

- (b) If this Agreement is terminated under paragraph 15.2(a) then:
- (i) the Participant Grower loses all rights as a participant in the Project;
  - (ii) the Participant Grower remains liable for payment of all fees in respect of work done by Timbercorp Securities, and
  - (iii) the procedure for the consequences of termination as set out in clause 18 of the Constitution must be followed.

### **15.3 Termination of Sub-lease**

This Agreement terminates in respect of the relevant Almondlots immediately if the Sub-lease is terminated in respect of the relevant Almondlots for any reason.

### **15.4 Timbercorp Securities to Relinquish Property and Books and Records**

Provided that the Participant Grower has paid all of the fees and other moneys due to Timbercorp Securities and it is not otherwise in breach of any of its obligations under this Agreement, Timbercorp Securities must relinquish custody and control to the Participant Grower or as the Participant Grower direct, of all property of the Participant Grower held by Timbercorp Securities under this Agreement and all books and records and documents kept under this Agreement upon cancellation of the engagement of Timbercorp Securities or termination of this Agreement, other than those which Timbercorp Securities is required by law to keep.

### **15.5 Effect of Termination**

- (a) The termination of this Agreement (whether under this clause 15 or under any other clause) will terminate the rights and obligations of the Parties under this Agreement except to the extent that those rights and obligations are expressed to survive termination.
- (b) The termination of this Agreement will not prejudice any right, power or remedy to the extent that it accrued prior to or on termination.

---

## **16 EXCUSES FOR NON PERFORMANCE**

### **16.1 Force Majeure**

Timbercorp Securities will not have any obligation to observe or comply with the terms of this Agreement to the extent that the observance of, or compliance with, those terms is prevented by Force Majeure.

### **16.2 Lack or unavailability of funds**

Performance or fulfilment of an obligation is not to be taken to be prevented by Force Majeure if it is prevented by lack of funds or by inability to use available funds resulting from Force Majeure.

### **16.3 Liability**

Timbercorp Securities' failure to observe or comply with the terms of this Agreement will not give rise to any liability to the Participant Grower for any direct or indirect

11 October 2007

**2005 Almond Project**

**Management Agreement**

**Timbercorp Securities Limited**

**Almond Management Pty Ltd**

**2005 Timbercorp Almond Project**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

---

	time by the relevant water authority restricting the amount or rate at which water may be taken, or the purpose for which it may be taken or prohibiting the taking of water or the purpose of its use.
--	---

## **1.2 Interpretation**

In this Agreement, unless expressed or implied to the contrary:

- (a) a reference to this or any other document includes a variation or replacement of it;
- (b) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of it;
- (c) the singular includes the plural and vice versa;
- (d) if a word is defined, cognate words have corresponding definitions;
- (e) a reference to a person includes a firm, body corporate, an unincorporated association or an authority;
- (f) a reference to a person includes the person's legal personal representatives, successors, substitutes (including persons taking by novation) and assigns and transferees;
- (g) a reference to a gender includes the other genders;
- (h) a reference to "\$" or "dollars" is a reference to Australian dollars;
- (h) a reference to a clause, recital or schedule is to a clause, recital or schedule in or to this Agreement; and
- (i) if a party comprises two or more persons, this Agreement binds them jointly and each of them severally and it also binds the executors, administrators and permitted assigns of them and of each of them and of any two or more of them jointly and each of them severally.

## **1.3 Headings**

Headings are for convenience only and do not affect the interpretation of this Agreement.

---

## **2. TERM**

### **2.1 Commencement Date**

This Agreement will commence on the Commencement Date.

### **2.2 Termination Date**

Subject to clause 15, this Agreement will terminate on the earlier of:

- (a) termination of the Project; and
  - (b) 30 June 2025.
-

- 
- (d) thereafter, in respect of each subsequent Financial Year during the Term, an amount per Almondlot calculated by Almond Management as the reasonable costs of managing the Almondlot payable on or before 30 June during that respective Financial Year.

After the actual costs for a Financial Year referred to in paragraph (d) have been determined by Almond Management, Almond Management will, when notifying TSL under paragraph (d) of the projected costs for the succeeding Financial Year, notify TSL of those actual costs and either deduct the surplus from, or add the excess to, the fees payable for the next Financial Year, depending on whether they are more or less than the costs calculated by Almond Management under paragraph (d).

---

## **15. TERMINATION**

### **15.1 Termination of Agreement by TSL or Almond Management**

Either party may terminate this Agreement if the other party commits a breach of any of its obligations under this Agreement and the default has not been remedied within 30 days after receiving notice notifying it of the breach and requesting it to be remedied.

### **15.2 Termination by TSL**

TSL may terminate this Agreement without notice in its absolute discretion if at any time it considers such termination to be in the interests of the Growers of the Project.

### **15.3 Change of Responsible Entity**

- (a) This Agreement will terminate immediately if TSL ceases to be the single responsible entity of the Project for any reason.

- (b) Immediately prior to:

- (i) a meeting of Growers being called relating to the retirement or removal of TSL from the office of single responsible entity of the Project and a resolution being passed to that effect;
- (ii) an application being made to the Court for the appointment of a temporary responsible entity to replace TSL; or
- (iii) this Agreement being terminated under this clause 15,

TSL will be deemed to have exercised any rights of step-in which it is entitled to exercise under any contract between Almond Management and Select Harvests Limited (ACN 000 721 380) or any other contractor relating to the Orchard Services and other services under this Agreement.

### **15.4 Effect of Termination**

The termination of this Agreement will terminate the rights and obligations of the parties under this Agreement except to the extent that those rights and obligations are expressed to survive termination. The termination of this Agreement will not prejudice any right, power or remedy to the extent that it accrued prior to or on termination.

---

## **16. INDEMNITY**

Subject to this Agreement and the law, Almond Management must indemnify and keep indemnified TSL against any liability, demand, loss, costs, charges and expenses

## Lease

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A60045 (Carina West))

Customer Code: 1608A



Form 26

**AE191015K**

17/02/2006 \$92.30 66



The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

1: (volume and folio reference)

Volume 10874 Folio 093

Lessor: (full name)

**ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000**

Lessee: (full name and address including postcode)

**TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000**

Term: (number of years, or commencement to completion date)

**from the Commencement Date to 30 June 2025**

Commencement date:

**15 March 2005**

Rental:

**\$80,000 per annum**

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)

**As appears from the annexure of 13 pages, making 14 in total**

Dated: 30 January 2006

The signing clauses for the Lessor and the Lessee are on the annexure pages

ACL  
17/2/06.

## ANNEXURE PAGE


Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 8 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

### 10.3. Re-entry does not prejudice Lessor's rights

Should the Lessor exercise its rights under clause 10.2, it will do so without prejudice to any action or other remedy, which the Lessor has for arrears of rent or breach of covenant or for damages as a result of any breach of the terms of this Lease by the Lessee.

### 10.4. Lessor discharged from obligations

Where the Lessor exercises its rights under clause 10.2, and upon re-entry by the Lessor, the Lessor will be freed and discharged from any action, suit, claim or demand by, or obligation, to the Lessee under or by virtue of this Lease.

### 10.5. Lessor's rights subject to Growers' rights

The Lessor's rights under this clause 10 are subject to the rights granted by the Lessor to Growers under paragraph 9.3.

## 11. TERMINATION

11.1. If the Project ends then this Lease is automatically terminated and the Lessor and the Lessee appoint each other as their attorney to do all things and sign all documents necessary to give effect to the termination of this Lease under this clause 11.

11.2. Despite any other provision of this Lease, in the event that a Grower ceases to participate in the Project due to a termination of its Almondlot Management Agreement, Sub-Lease (Carina West) and other Project sub-leases ("Past Grower"):

- (a) with the consent of the Lessor, the Lessee may sub-underlease or licence the Lessor to occupy and use that part of the Land that was occupied by the Past Grower under its Sub-Leases (Carina

Approval No. 330056A



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) under the appropriate panel heading. **THE BACK**
2. If multiple copies of a mortgage are lodged, origin
3. The Annexure Pages must be properly identified and attached.
5. All pages must be attached together by being stapled.

**AE191015K**



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## ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 9 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

West), with the intent that the Lessee will no longer be able to have the benefit of this Lease in respect of that part of the Land after termination;

- (b) the sub-underleasing or licensing to the Lessor of part of the Land under this paragraph 11.2 is without prejudice to any rights and obligations that may have accrued prior to the effective date of the sub-underlease or licence as to that part of the Land.

### 12. SURRENDER

12.1. The Lessee may at any time and from time to time, with the consent of the Lessor, surrender this Lease, for the purpose of re-granting to the Lessee a lease on the same terms and conditions as this Lease, save and except that:

- (a) the leased area, if less than a whole folio of the Register shall be surveyed at the expense of the Lessee; and
- (b) these rights may not be exercised to exclude from a leased area, an Almondlot or part thereof occupied by a Grower under a Sub-lease (Carina West).

12.2. It is intended that any such surrender and re-grant confer upon Growers with Sub-leases (Carina West) the benefits contained in Section 150 of the Property Law Act 1958.

### 13. LESSOR'S RISK

13.1. The Lessor is to assume all risk of loss, damage or injury by fire or otherwise to person or the Lessor's property by reason of the condition of the Land or any plant, equipment, fixtures or fittings on the Land.

Approval No. 330036A



1. If there is insufficient space to accommodate the words "See Annexure Page 2" (or as the under the appropriate panel heading, THE E
2. If multiple copies of a mortgage are lodged,
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# Lease



Form 26

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

2x letter

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A50081 (Nananga)

Customer Code: 1608A

AD506266S



The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: (volume and folio reference)

Volume 8067 Folio 904; Volume 8712 Folio 954; Volume 9715 Folio 398; Volume 4776 Folio 064;  
Volume 6251 Folio 144; Volume 9406 Folio 395; Volume 10056 Folio 252; and Volume 10056 Folio

253 Now 47. V.10641 Fol. 943 Y.10867 F.452 to V.10867 F.458 (B.J.)  
V.10783 Fol. 967 Y.10867 F.462 to V.10867 F.468 (B.J.)  
Y.10867 F.472 to V.10867 F.473

WB.  
12/4/05

Lessor: (full name)

ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

Lessee: (full name and address including postcode)

TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000

Term: (number of years, or commencement to completion date)

from the Commencement Date to 30 June 2025

Commencement date:

15 March 2005

Rental: \$1,500,000.00 p.a.

\$ (Total of rent received from Growers under the Sub-lease) per annum

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)

As appears from the annexure of 12 pages, making 14 in total

Dated: 15 March 2005

The signing clauses for the Lessor and the Lessee are on the annexure pages



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## ANNEXURE PAGE



0AD506266S-9-1

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 9 of *Approved Form 26 (Lease)* dated 15 March 2005 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

### 11. TERMINATION

- 11.1. If the Project ends then this Lease is automatically terminated and the Lessor and the Lessee appoint each other as their attorney to do all things and sign all documents necessary to give effect to the termination of this Lease under this clause 11.
- 11.2. Despite any other provision of this Lease, in the event that a Grower ceases to participate in the Project due to a termination of its Almondlot Management Agreement and Sub-Lease ("Past Grower"):
- (a) with the consent of the Lessor, the Lessee may sub-underlease or licence the Lessor to occupy and use that part of the Land that was occupied by the Past Grower under its Sub-Leases, with the intent that the Lessee will no longer be able to have the benefit of this Lease in respect of that part of the Land after termination;
  - (b) the sub-underleasing or licencing to the Lessor of part of the Land under this paragraph 11.2 is without prejudice to any rights and obligations that may have accrued prior to the effective date of the sub-underlease or licence as to that part of the Land.

### 12. SURRENDER

- 12.1. The Lessee may at any time and from time to time, with the consent of the Lessor, surrender this Lease, for the purpose of re-granting to the Lessee a lease on the same terms and conditions as this Lease, save and except that:
- (a) the leased area, if less than a whole folio of the Register shall be surveyed at the expense of the Lessee; and

Approval No. 330036A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties.
5. All pages must be attached together by being stapled in the top left corner.

AD506266S



## Lease

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

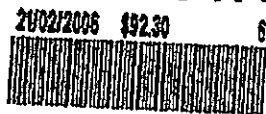
Ref: A60045 (Nenandie)

Customer Code: 1608A



Form 26

**AE196647S**



The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: (volume and folio reference)

Volume 10867 Folio 468, Volume 10867 Folio 472 the land marked C on the annexed plan being part of the land described in Volume 10923 Folio 772 and the land marked A on the annexed plan being part of the land described in Volume 10867 Folio 455

Lessor: (full name)

ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

Lessee: (full name and address including postcode)

TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000

Term: (number of years, or commencement to completion date)

from the Commencement Date to 30 June 2025

Commencement date:

15 March 2005

Rental:

\$1,500,000 per annum

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)

As appears from the annexure of 13 pages, making 14 in total

Dated: 31 January 2006

The signing clauses for the Lessor and the Lessee are on the annexure pages

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## ANNEXURE PAGE

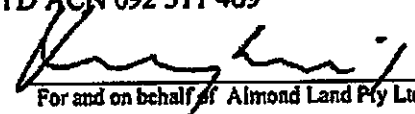
Approved Form A1  
Victorian Land Titles Office

### Transfer of Land Act 1958

This is page 8 of *Approved Form 26 (Lease)* dated 6 February 2006 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

#### 10.3. Re-entry does not prejudice Lessor's rights

Should the Lessor exercise its rights under clause 10.2, it will do so without prejudice to any action or other remedy, which the Lessor has for arrears of rent or breach of covenant or for damages as a result of any breach of the terms of this Lease by the Lessee.

#### 10.4. Lessor discharged from obligations

Where the Lessor exercises its rights under clause 10.2, and upon re-entry by the Lessor, the Lessor will be freed and discharged from any action, suit, claim or demand by, or obligation, to the Lessee under or by virtue of this Lease.

#### 10.5. Lessor's rights subject to Growers' rights

The Lessor's rights under this clause 10 are subject to the rights granted by the Lessor to Growers under paragraph 9.3.

### 11. TERMINATION

11.1. If the Project ends then this Lease is automatically terminated and the Lessor and the Lessee appoint each other as their attorney to do all things and sign all documents necessary to give effect to the termination of this Lease under this clause 11.

11.2. Despite any other provision of this Lease, in the event that a Grower ceases to participate in the Project due to a termination of its Almondlot Management Agreement, Sub-Lease (Nenandie) and other Project sub-leases ("Past Grower"):

- (a) with the consent of the Lessor, the Lessee may sub-underlease or licence the Lessor to occupy and use that part of the Land that was occupied by the Past Grower under its Sub-Leases

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF T**
2. If multiple copies of a mortgage are lodged, original A1
3. The Annexure Pages must be properly identified and sig attached.
5. All pages must be attached together by being stapled in t

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## ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 9 of *Approved Form 26 (Lease)* dated 6 February 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

(Nenandie), with the intent that the Lessee will no longer be able to have the benefit of this Lease  
in respect of that part of the Land after termination;

- (b) the sub-underleasing or licencing to the Lessor of part of the Land under this paragraph 11.2 is  
without prejudice to any rights and obligations that may have accrued prior to the effective date  
of the sub-underlease or licence as to that part of the Land.

### 12. SURRENDER

12.1. The Lessee may at any time and from time to time, with the consent of the Lessor, surrender this Lease,  
for the purpose of re-granting to the Lessee a lease on the same terms and conditions as this Lease, save  
and except that:

- (a) the leased area, if less than a whole folio of the Register shall be surveyed at the expense of the  
Lessee; and
- (b) these rights may not be exercised to exclude from a leased area, an Almondlot or part thereof  
occupied by a Grower under a Sub-lease (Nenandie).

12.2. It is intended that any such surrender and re-grant confer upon Growers with Sub-leases (Nenandie) the  
benefits contained in Section 150 of the Property Law Act 1958.

### 13. LESSOR'S RISK

13.1. The Lessor is to assume all risk of loss, damage or injury by fire or otherwise to person or the Lessor's  
property by reason of the condition of the Land or any plant, equipment, fixtures or fittings on the  
Land.

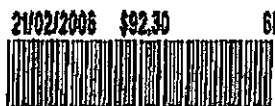
Approval No. 330056A

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1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert  
the words "See Annexure Page 2" (or as the case may be) and on the back of the page
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3. The Annexure Pages must be properly identified and signed by the person
5. All pages must be attached together by being stapled in the top h

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Page 66

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2005 0046

## Lease

Form 26

Section 66(1) Transfer of Land Act 1958



Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A50081 (Wangera))

Customer Code: 1608A

**AD504606F**

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The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: (volume and folio reference)

Volume ~~1096~~ Folio ~~60~~ being Lot 2 on Plan of Subdivision PS531327E

Lessor: (full name)

**ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000**

Lessee: (full name and address including postcode)

**TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000**

Term: (number of years, or commencement to completion date)

from the Commencement Date to 30 June 2025

Commencement date:

15 March 2005

Rental:

\$1,000,000.00 per annum



Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)

As appears from the annexure of 12 pages, making 14 in total

Dated: 15 March 2005

Proceed on to EC  
17.3.05.

The signing clauses for the Lessor and the Lessee are on the annexure pages

## CONSENT

Permanent Nominees (Aust) Limited, being mortgagee under Mortgage AC131111V consents to the within lease

David Edward Whiting

Stedman Cameron

Current practitioner for the Mortgagee

5/13/05  
FA

## ANNEXURE PAGE



AD504606F-8-8

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 9 of *Approved Form 26 (Lease)* dated 15 March 2005 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

### 11. TERMINATION

- 11.1. If the Project ends then this Lease is automatically terminated and the Lessor and the Lessee appoint each other as their attorney to do all things and sign all documents necessary to give effect to the termination of this Lease under this clause 11.
- 11.2. Despite any other provision of this Lease, in the event that a Grower ceases to participate in the Project due to a termination of its Almondlot Management Agreement and Sub-Lease ("Past Grower"):
- (a) with the consent of the Lessor, the Lessee may sub-underlease or licence the Lessor to occupy and use that part of the Land that was occupied by the Past Grower under its Sub-Leases, with the intent that the Lessee will no longer be able to have the benefit of this Lease in respect of that part of the Land after termination;
  - (b) the sub-underleasing or licencing to the Lessor of part of the Land under this paragraph 11.2 is without prejudice to any rights and obligations that may have accrued prior to the effective date of the sub-underlease or licence as to that part of the Land.

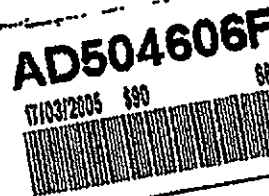
### 12. SURRENDER

- 12.1. The Lessee may at any time and from time to time, with the consent of the Lessor, surrender this Lease, for the purpose of re-granting to the Lessee a lease on the same terms and conditions as this Lease, save and except that:
- (a) the leased area, if less than a whole folio of the Register shall be surveyed at the expense of the Lessee; and

Approval No. 330036A



1. If there is insufficient space to accommodate the required information, the words "See Annexure Page 2" (or as the case may be) are to be inserted under the appropriate panel heading, **THE BACK OF THE**.
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be properly identified and signed by the mortgagee.
3. The Annexure Pages must be properly identified and signed by the mortgagee.
4. All pages must be attached together by being stapled in the top.



When inserting  
Annexure Page  
USED  
Check it is



# Lease

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A60045 (Wangera)

Customer Code: 1608A

The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

1: *(volume and folio reference)*

Volume 10862 Folio 601

Lessor: *(full name)*

**ALMOND LAND PTY LTD** ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

Lessee: *(full name and address including postcode)*

**TIMBERCORP SECURITIES LTD** ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000

Term: *(number of years, or commencement to completion date)*

from the Commencement Date to 30 June 2025

Commencement date:

15 March 2005

Rental:

\$1,000,000 per annum

Covenants: *(set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negatived or modified)*

As appears from the annexure of 13 pages, making 14 in total

Dated: 30 January 2006

he signing clauses for the Lessor and the Lessee are on the annexure pages

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED mortgagee under mortgage AD535309M consents to the within lease

# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 8 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

## 10.2. Re-entry by Lessor

The Lessor will have the right to re-enter the Land if an act of default in clause 10.1 has not been rectified by the Lessee to the Lessor's reasonable satisfaction within three months of the Lessee receiving written notice from the Lessor requesting such rectification.

## 10.3. Re-entry does not prejudice Lessor's rights

Should the Lessor exercise its rights under clause 10.2, it will do so without prejudice to any action or other remedy, which the Lessor has for arrears of rent or breach of covenant or for damages as a result of any breach of the terms of this Lease by the Lessee.

## 10.4. Lessor discharged from obligations

Where the Lessor exercises its rights under clause 10.2, and upon re-entry by the Lessor, the Lessor will be freed and discharged from any action, suit, claim or demand by, or obligation, to the Lessee under or by virtue of this Lease.

## 10.5. Lessor's rights subject to Growers' rights

The Lessor's rights under this clause 10 are subject to the rights granted by the Lessor to Growers under paragraph 9.3.

## 11. TERMINATION

- 11.1. If the Project ends then this Lease is automatically terminated and the Lessor and the Lessee appoint each other as their attorney to do all things and sign all documents necessary to give effect to the termination of this Lease under this clause 11.

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
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# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 9 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

11.2. Despite any other provision of this Lease, in the event that a Grower ceases to participate in the Project due to a termination of its Almondlot Management Agreement, Sub-Lease (Wangera) and other Project sub-leases ("Past Grower"):

- (a) with the consent of the Lessor, the Lessee may sub-underlease or licence the Lessor to occupy and use that part of the Land that was occupied by the Past Grower under its Sub-Leases (Wangera), with the intent that the Lessee will no longer be able to have the benefit of this Lease in respect of that part of the Land after termination;
- (b) the sub-underleasing or licencing to the Lessor of part of the Land under this paragraph 11.2 is without prejudice to any rights and obligations that may have accrued prior to the effective date of the sub-underlease or licence as to that part of the Land.

## 12. SURRENDER

12.1. The Lessee may at any time and from time to time, with the consent of the Lessor, surrender this Lease, for the purpose of re-granting to the Lessee a lease on the same terms and conditions as this Lease, save and except that:

- (a) the leased area, if less than a whole folio of the Register shall be surveyed at the expense of the Lessee; and
- (b) these rights may not be exercised to exclude from a leased area, an Almondlot or part thereof occupied by a Grower under a Sub-lease (Wangera).

12.2. It is intended that any such surrender and re-grant confer upon Growers with Sub-leases (Wangera) the benefits contained in Section 150 of the Property Law Act 1958.

Approval No. 330056A

# A1



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# Lease

## Section 66(1) Transfer of Land Act 1958

Form 26

Lodged at the Land Titles Office by:

Name:

Phone:

Address:

Ref:

Customer

Code:

Privacy Collection 2/10  
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: (volume and folio reference)

Certificate of Title Volume 10721 Folio 110, Certificate of Title Volume 10773 Folio 363, Certificate of Title Volume 10773 Folio 364, Certificate of Title Volume 9481 Folio 888, Certificate of Title Volume 10862 Folio 600, and Certificate of Title Volume 10862 Folio 601

Lessor: (full name)

TRUST COMPANY OF AUSTRALIA LIMITED ACN 004 027 749 of Level 3, 151 Rathdowne Street, Carlton, Victoria, 3053

Lessee: (full name and address including postcode)

TIMBERCORP LTD ACN 055 185 067 of Level 8, 461 Bourke Street Melbourne, Victoria, 3000

Term: (number of years, or commencement to completion date)

from the Commencement Date to 2 July 2025

Commencement date:

May 2006

Rental:

\$9,776,276 per annum

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negatived or modified)

As appears from the annexure of 51 pages, making 52 in total

Dated:

26<sup>th</sup>

May 2006

TRUST COMPANY OF AUSTRALIA LIMITED  
A.C.N. 004 027 749

By its Attorneys who declare that they have no  
notice of revocation of the Power of Attorney  
dated 26/5/06 under which this document is signed.

*[Signature]*  
ATTORNEY FOR TRUSTEES  
*[Signature]* LUCA PASALUNO

# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

## Transfer of Land Act 1958

This is page 29 of *Approved Form 26 (Lease)* dated

May 2006 between TRUST COMPANY OF

AUSTRALIA LIMITED ACN 004 027 749 and TIMBERCORP LTD ACN 055 185 067

Signatures of the parties:

for and on behalf of Timbercorp Limited

TRUST COMPANY OF AUSTRALIA LIMITED  
For and on behalf of Trust Company of Australia Limited  
A.C.N. 004 027 749

By its Attorneys who declare that they have no  
notice of revocation of the Power of Attorney  
dated 26/5/06 under which this document is signed.

breach to be remedied.

### 12.2 Re-entry by Lessor

The Lessor has the right to re-enter and take possession of Yungera if an act of default in clause 12.1 has not been rectified by the Lessee to the Lessor's reasonable satisfaction in the manner and in the time permitted under clause 12.1.

### 12.3 Re-entry does not prejudice Lessor's rights

Should the Lessor exercise its rights under clause 12.2, it will do so without prejudice to any action or other remedy, which the Lessor has for arrears of rent or breach of covenant or for damages as a result of any breach of the terms of this Deed by the Lessee.

### 12.4 Lessor discharged from obligations

Where the Lessor exercises its rights under clause 12.2, and upon re-entry by the Lessor, the Lessor will be freed and discharged from any action, suit, claim or demand by, or obligation, to the Lessee under or by virtue of this Deed.

### 12.5 Lessor's rights subject to Growers' rights

The Lessor's rights under this clause 12 are subject to the rights granted by:

- (a) the Lessee, Almond Land or TSL to the Growers under the Occupancy Agreements in accordance with this Deed; and
- (b) the Lessor to the Growers under paragraph 11.2(b).

## 13. TERMINATION

### 13.1 Termination of Deed by the Lessor

Without prejudice to the Lessor's rights under clause 12, the Lessor may terminate this Deed in respect of all or part of Yungera, with immediate effect, if the Lessor has a right of re-entry under Clause 12.2.

Approval No. 330056A

# A1



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# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 28 of *Approved Form 26 (Lease)* dated

May 2006 between TRUST COMPANY OF

AUSTRALIA LIMITED ACN 004 027 749 and TIMBERCORP LTD ACN 055 185 067

Signatures of the parties:

for and on behalf of Timbercorp Limited

For and on behalf of Trust Company of Australia Limited

TRUST COMPANY OF AUSTRALIA LIMITED  
A.C.N. 004 027 749

By its Attorneys who declare that they have no  
notice of revocation of the Power of Attorney  
dated 26/5/06 under which this document is signed.

## 11.5 Delegation

The Lessor, TSL and the Lessee are each entitled to:

- (a) delegate any of their obligations under this Deed to; and
- (b) exercise any of their rights under this Deed through,

its employees, agents and contractors, but any delegation by the Lessor or the Lessee does not release the Lessor from liability under this Deed, except as set out herein.

## 12. DEFAULT AND RE-ENTRY

### 12.1 Default by Lessee

- (a) The Lessor and the Lessee agree that the following are events of default under this Deed:

- (i) If the Lessee fails or neglects to make a payment within the time required under this Deed, including failing to pay the rent payable under this Deed by the due date, and such amount is not paid within 60 days after the Lessor has served a written notice on the Lessee requiring the Lessee to pay the amount; or
- (ii) the Lessee commits or permits to occur any material breach or default in the due and punctual performance of any of its obligations under this Deed, and fails to remedy the breach or make reasonable compensation in money within 60 days after the Lessor has served a written notice on the Lessee requiring the Lessee to remedy the breach or make reasonable compensation in money, except where the Lessee:
  - (A) has within the period of 60 days after receipt of the written notice from the Lessor:
    - (1) advised the Lessor of a plan of remedial action to rectify any such default; and
    - (2) taken all reasonable steps to implement such plan of remedial action; and
  - (B) the Lessee implements the whole plan of remedial action as soon as reasonably practicable.

- (b) The written notice referred to in paragraph 12.1(a) must specify the breach and request the

Approval No. 330056A

# A1



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A 2005 002

**Sub-lease Deed**

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE, VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

- 
- (ii) such additional water licences do not attach to the Almondlots of any of the Participant Growers, are not attributable to the Project and will at all times remain the property of the Land Owner.
- 

## **4. TERM**

### **4.1 Term**

- (a) This Deed will commence on the Commencement Date.
- (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
- (i) the date which is one day before the expiry or termination of the Head Lease;
  - (ii) termination of the Participating Grower's Participating Interest in the Project;
  - (iii) 30 June 2025; and
  - (iv) termination of the Project.

### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).

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## **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;



- 
- (b) allow the Participant Grower to peaceably and quietly hold and enjoy the Almondlots without any interruption by Timbercorp Securities or any person claiming through or under Timbercorp Securities;
  - (c) not store or use any chemical, inflammable, noxious or dangerous substances in a manner which is likely to result in damage to vegetation, crops or water reserves on the Almondlots;
  - (d) comply with the provisions of the Head Lease;
  - (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) Timbercorp Securities entering into the Head Lease with the Land Owner, on or before the Commencement Date in respect of the relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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neighbouring land occupied by the Land Owner.

## **9.2 Rights**

The Land Owner:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.

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## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required under this Deed in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Deed in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp Securities has served a written notice on the Participant Grower requiring the Participant Grower to remedy the breach.
- (b) The written notice referred to in paragraph 10.2(a) must specify the breach and request the breach to be remedied.
- (c) The Deed will terminate if Timbercorp Securities exercises its rights under clause 12.

---

### **10.3 Damage to Almondlots**

If, in respect of the relevant Almondlots:

- (a) the whole or a substantial part of the relevant Almondlots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that the whole or a substantial part of the relevant Almondlots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of the relevant Almondlots by giving not less than 4 months prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.4 Reduction of Almondlots**

If, in respect of the relevant Almondlots:

- (a) part of the relevant Almondlots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that part of the relevant Almondlots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of that part of the relevant Almondlots which is damaged or destroyed, by giving not less than 4 months' prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.5 Effect of Termination**

- (a) Termination of this Deed under clauses 10.1, 10.2 or 10.3 or reduction of the relevant Almondlots under clause 10.4 is without prejudice to any rights and obligations that may have accrued prior to the date of termination.
- (b) Termination of this Deed in respect of any number of all of the relevant Almondlots or part of the relevant Almondlots under this clause 10 does not affect the rights or obligations of the parties in respect of any other Almondlots or any other part of the reduced relevant Almondlots.
- (c) If this Deed is terminated under clause 10.2 in relation to all of the Almondlots of the Participant Grower, the Participant Grower loses all rights and interest as a participant in the Project, and the procedures for consequences of default and termination as set out in the Constitution and, if applicable, clause 12 of this Deed may be followed.
- (d) The termination of this Deed will terminate the rights and obligations of the parties under this Deed except to the extent that those rights and obligations are expressed to survive termination.

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## **11. EXCUSES FOR NON PERFORMANCE**

### **11.1 Force Majeure**

Timbercorp Securities and the Land Owner will not have any obligation to observe or comply with the terms of this Deed to the extent that the observance of, or compliance with, those terms is prevented by Force Majeure.

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## **11.2 Lack or unavailability of funds**

Performance or fulfilment of an obligation is not to be taken to be prevented by Force Majeure if it is prevented by lack of funds or by inability to use available funds resulting from Force Majeure.

## **11.3 Liability**

The failure by Timbercorp Securities or the Land Owner to observe or comply with the terms of this Deed will not give rise to any liability to any party for any direct or indirect consequential or special loss or damage of any kind to the extent that the failure to observe or comply with those terms is attributable to Force Majeure.

## **11.4 Definition of Force Majeure**

For the purposes of this Deed, "Force Majeure" means any event or circumstance not reasonably within the control of Timbercorp Securities or the Land Owner, as the case requires, or which Timbercorp Securities or the Land Owner, as the case requires, is not reasonably able to prevent. It includes:

- (a) pestilence, vermin, disease, fire, acts of God, landslide, earthquake, flood, washout, lightning, storm, drought, seasonal and climatic conditions and the elements;
- (b) strikes, lock-outs, bans, work limitations, boycotts and industrial disturbances or action;
- (c) act of the enemies, wars, blockades, insurrection, riots and civil disturbances;
- (d) orders of any court or the order, act or omission or failure to act of any government or governmental authority or instrumentality (including any failure to grant or any withdrawal of any licences, consent or authority);
- (e) epidemic or quarantine;
- (f) shortage or unavailability of equipment, materials or labour or any restriction on equipment, materials or labour or on the use of equipment, materials or labour;
- (g) delays in transportation or communication; and
- (h) breakage or breakdown of, or damage to, equipment or machinery, or the necessity to repair equipment or machinery to prevent its breakdown.

Each of these paragraphs and each of the terms within each paragraph are to be construed separately and independently. None of them is to limit the generality of any other.

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## **12. RENT AND EXPENSES**

### **12.1 Failure to Pay**

If the Participant Grower falls or neglects to pay:

- (a) the rent payable under this Deed; or
- (b) any amount due and payable by the Participant Grower under the Almondlot Management Agreement; or
- (c) any amount due and payable by the Participant Grower under the Constitution in respect of the Almondlots,

by the due date, Timbercorp Securities may, after giving the Participant Grower 30 days' prior written notice, terminate this Deed under clause 10.2 and exercise either of

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the remedies set out in clauses 12.2 and 12.3 (in addition to and without prejudice to any other rights of Timbercorp Securities).

**12.2 Timbercorp Securities may pay on Behalf of Defaulting Grower**

If the Participant Grower falls or neglects to make payment of any amount under clause 12.1, Timbercorp Securities may pay on behalf of the Participant Grower, from its own funds, any such expense owing by the Participant Grower and Timbercorp Securities will be entitled to be reimbursed out of any Proceeds to which the Participant Grower is entitled, the amount of such payment together with interest at a rate of interest for the time being fixed under section 2 of the Penalty Interest Rates Act 1983 (Victoria), calculated from the date that the payment fell due until Timbercorp Securities has been reimbursed in full.

**12.3 Defaulting Participant Grower's Interest may be dealt with under the Constitution**

If the Participant Grower falls or neglects to make payment of any amount under clause 12.1 then Timbercorp Securities may deal with the interest of the Participant Grower by exercising any of its powers and rights under the Constitution.

---

**13. ASSIGNMENT**

**13.1 Assignment by Land Owner or Timbercorp Securities**

- (a) Subject to clause 13.2, the Land Owner and Timbercorp Securities may freely assign any of their rights and interests under this Deed so long as the Land Owner or Timbercorp Securities (as the case requires) does not assign its interest in this Deed in any way without first entering a deed with the person with whom the Land Owner or Timbercorp Securities is dealing ("the Grantee"). The deed must contain a covenant by the Grantee in favour of the Participant Grower to observe and perform all or any of the covenants:
  - (i) contained or implied in this Deed and the Almondlot Management Agreement; and
  - (ii) required to be observed or performed by the Land Owner or Timbercorp Securities (as the case requires).
- (b) Paragraph 13.1(a)(i) also applies if the Land Owner sells the Land and the obligations of the Land Owner are read as applying to the purchaser of the Land.

**13.2 Agreements with Contractors**

The Land Owner or Timbercorp Securities may only assign their rights and interests in this Deed to the Grantee if, at the same time, it assigns to the Grantee all its rights and interests in any contract under which it has delegated some or all of its obligations under this Deed, and for this purpose, the Land Owner or Timbercorp Securities has obtained the written consent to the assignment from the contractor.

**13.2 Land Owner, Timbercorp Securities or Grantee to pay for deed**

The cost of any deed required under clause 13.1 must be paid by the Land Owner, Timbercorp Securities or the Grantee, but not the Participant Grower.

**13.3 Assignment by the Participant Grower**

- (a) Subject to the requirements of the Constitution, the Participant Grower may only assign its rights under this Deed if the Participant Grower:
  - (i) first obtains a deed of covenant signed by the proposed assignee in

A- 2005 005A

**Sub-lease Deed**  
(Carina West)

Almond Land Pty Ltd

Timbercorp Securities Limited

Each several Participant Grower  
named in Schedule to this Deed

**2005 Timbercorp Almond Project**

**[Carina West Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

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## **4. TERM**

### **4.1 Term**

- (a) This Deed will commence on the Commencement Date.
- (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
  - (i) the date which is one day before the expiry or termination of the Head Lease (Carina West);
  - (ii) termination of the Participating Grower's Participating Interest in the Project;
  - (iii) 30 June 2025; and
  - (iv) termination of the Project.

### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the Relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the Relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the Relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the Relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).

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## **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;
- (b) allow the Participant Grower to peaceably and quietly hold and enjoy the Almondlots without any interruption by Timbercorp Securities or any person claiming through or under Timbercorp Securities;
- (c) not store or use any chemical, inflammable, noxious or dangerous substances in a manner which is likely to result in damage to vegetation,

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- crops or water reserves on the Almondlots;
- (d) comply with the provisions of the Head Lease (Carina West);
  - (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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## **7. RENT**

### **7.1 Fee**



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## **9.2 Rights**

The Land Owner:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.

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## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

### **10.1A Deemed termination**

This Deed will terminate with immediate effect if the the Stapled Sub-lease in respect of the Nanadie Lots is terminated other than as a result of circumstances described in clauses 10.3 and 10.4 of that sub-lease.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required under this Deed in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Deed in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp Securities has served a written notice on the Participant Grower requiring the Participant Grower to remedy the breach.
- (b) The written notice referred to in paragraph 10.2(a) must specify the breach

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and request the breach to be remedied.

- (c) The Deed will terminate if Timbercorp Securities exercises its rights under clause 12.

### **10.3 Damage to Almondlots**

If, in respect of the Carina West Lots:

- (a) the whole or a substantial part of the Carina West Lot is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that the whole or a substantial part of the Carina West Lots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of the Carina West Lots by giving not less than 4 months prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.4 Reduction of Almondlots**

If, in respect of the Carina West Lots:

- (a) part of the Carina West Lots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that part of the Carina West Lots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of that part of the Carina West Lots which is damaged or destroyed, by giving not less than 4 months' prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.5 Effect of Termination**

- (a) Termination of this Deed under clauses 10.1, 10.2 or 10.3 or reduction of the Relevant Almondlots under clause 10.4 is without prejudice to any rights and obligations that may have accrued prior to the date of termination.
- (b) Termination of this Deed in respect of any number of all of the Relevant Almondlots or part of the Relevant Almondlots under this clause 10 does not affect the rights or obligations of the parties in respect of any other Almondlots or any other part of the reduced Relevant Almondlots.
- (c) If this Deed is terminated under clause 10.2 in relation to all of the Almondlots of the Participant Grower, the Participant Grower loses all rights and interest as a participant in the Project, and the procedures for consequences of default and termination as set out in the Constitution and, if applicable, clause 12 of this Deed may be followed.
- (d) The termination of this Deed will terminate the rights and obligations of the parties under this Deed except to the extent that those rights and obligations are expressed to survive termination.

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## **11. EXCUSES FOR NON PERFORMANCE**

### **11.1 Force Majeure**

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Timbercorp Securities and the Land Owner will not have any obligation to observe or comply with the terms of this Deed to the extent that the observance of, or compliance with, those terms is prevented by Force Majeure.

**11.2 Lack or unavailability of funds**

Performance or fulfilment of an obligation is not to be taken to be prevented by Force Majeure if it is prevented by lack of funds or by inability to use available funds resulting from Force Majeure.

**11.3 Liability**

The failure by Timbercorp Securities or the Land Owner to observe or comply with the terms of this Deed will not give rise to any liability to any party for any direct or indirect consequential or special loss or damage of any kind to the extent that the failure to observe or comply with those terms is attributable to Force Majeure.

**11.4 Definition of Force Majeure**

For the purposes of this Deed, "Force Majeure" means any event or circumstance not reasonably within the control of Timbercorp Securities or the Land Owner, as the case requires, or which Timbercorp Securities or the Land Owner, as the case requires, is not reasonably able to prevent. It includes:

- (a) pestilence, vermin, disease, fire, acts of God, landslide, earthquake, flood, washout, lightning, storm, drought, seasonal and climatic conditions and the elements;
- (b) strikes, lock-outs, bans, work limitations, boycotts and industrial disturbances or action;
- (c) act of the enemies, wars, blockades, insurrection, riots and civil disturbances;
- (d) orders of any court or the order, act or omission or failure to act of any government or governmental authority or instrumentality (including any failure to grant or any withdrawal of any licences, consent or authority);
- (e) epidemic or quarantine;
- (f) shortage or unavailability of equipment, materials or labour or any restriction on equipment, materials or labour or on the use of equipment, materials or labour;
- (g) delays in transportation or communication; and
- (h) breakage or breakdown of, or damage to, equipment or machinery, or the necessity to repair equipment or machinery to prevent its breakdown.

Each of these paragraphs and each of the terms within each paragraph are to be construed separately and independently. None of them is to limit the generality of any other.

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**12. RENT AND EXPENSES**

**12.1 Failure to Pay**

If the Participant Grower fails or neglects to pay:

- (a) the rent payable under this Deed; or
- (b) any amount due and payable by the Participant Grower under the Almondlot Management Agreement; or
- (c) any amount due and payable by the Participant Grower under the Constitution

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In respect of the Almondlots,

by the due date, Timbercorp Securities may, after giving the Participant Grower 30 days' prior written notice, terminate this Deed under clause 10.2 and exercise either of the remedies set out in clauses 12.2 and 12.3 (in addition to and without prejudice to any other rights of Timbercorp Securities).

**12.2 Timbercorp Securities may pay on Behalf of Defaulting Grower**

If the Participant Grower fails or neglects to make payment of any amount under clause 12.1, Timbercorp Securities may pay on behalf of the Participant Grower, from its own funds, any such expense owing by the Participant Grower and Timbercorp Securities will be entitled to be reimbursed out of any Proceeds to which the Participant Grower is entitled, the amount of such payment together with interest at a rate of interest for the time being fixed under section 2 of the Penalty Interest Rates Act 1983 (Victoria), calculated from the date that the payment fell due until Timbercorp Securities has been reimbursed in full.

**12.3 Defaulting Participant Grower's Interest may be dealt with under the Constitution**

If the Participant Grower fails or neglects to make payment of any amount under clause 12.1 then Timbercorp Securities may deal with the interest of the Participant Grower by exercising any of its powers and rights under the Constitution.

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**13. ASSIGNMENT**

**13.1 Assignment by Land Owner or Timbercorp Securities**

(a) Subject to clause 13.2, the Land Owner and Timbercorp Securities may freely assign any of their rights and interests under this Deed so long as the Land Owner or Timbercorp Securities (as the case requires) does not assign its interest in this Deed in any way without first entering a deed with the person with whom the Land Owner or Timbercorp Securities is dealing ("the Grantee"). The deed must contain a covenant by the Grantee in favour of the Participant Grower to observe and perform all or any of the covenants:

- (i) contained or implied in this Deed and the Almondlot Management Agreement; and
- (ii) required to be observed or performed by the Land Owner or Timbercorp Securities (as the case requires).

(b) Paragraph 13.1(a)(i) also applies if the Land Owner sells the Land and the obligations of the Land Owner are read as applying to the purchaser of the Land.

**13.2 Agreements with Contractors**

The Land Owner or Timbercorp Securities may only assign their rights and interests in this Deed to the Grantee if, at the same time, it assigns to the Grantee all its rights and interests in any contract under which it has delegated some or all of its obligations under this Deed, and for this purpose, the Land Owner or Timbercorp Securities has obtained the written consent to the assignment from the contractor.

**13.2 Land Owner, Timbercorp Securities or Grantee to pay for deed**

The cost of any deed required under clause 13.1 must be paid by the Land Owner, Timbercorp Securities or the Grantee, but not the Participant Grower.

**13.3 Assignment by the Participant Grower**

A 2005 003E

**Sub-lease Deed**  
(Nenandie)

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Nenandie Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

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- (ii) such additional water licences do not attach to the Almondlots of any of the Participant Growers, are not attributable to the Project and will at all times remain the property of the Land Owner.
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## **4. TERM**

### **4.1 Term**

- (a) This Deed will commence on the Commencement Date.
- (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
- (i) the date which is one day before the expiry or termination of the Head Lease (Nenandle);
  - (ii) termination of the Participating Grower's Participating Interest in the Project;
  - (iii) 30 June 2025; and
  - (iv) termination of the Project.

### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the Relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the Relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the Relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the Relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
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## **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;

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- (b) allow the Participant Grower to peaceably and quietly hold and enjoy the Almondlots without any interruption by Timbercorp Securities or any person claiming through or under Timbercorp Securities;
  - (c) not store or use any chemical, inflammable, noxious or dangerous substances in a manner which is likely to result in damage to vegetation, crops or water reserves on the Almondlots;
  - (d) comply with the provisions of the Head Lease (Nenandie);
  - (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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The Land Owner must:

- (a) duly and punctually pay or cause to be paid all rates, taxes and other charges levied by any government or competent authority in respect of all Almondlots; and
- (b) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by the Land Owner.

## **9.2 Rights**

The Land Owner:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.

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## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

#### **10.1A Deemed termination**

This Deed will terminate with immediate effect if the Stapled Sub-lease in respect of either the Carina West Lots or Wangera Lots (as applicable) is terminated other than as a result of circumstances described in clauses 10.3 and 10.4 of that sub-lease.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required



under this Deed in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Deed in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp Securities has served a written notice on the Participant Grower requiring the Participant Grower to remedy the breach.

- (b) The written notice referred to in paragraph 10.2(a) must specify the breach and request the breach to be remedied.
- (c) The Deed will terminate if Timbercorp Securities exercises its rights under clause 12.

### **10.3 Damage to Almondlots**

If, in respect of the Nenandle Lots:

- (a) the whole or a substantial part of the Nenandle Lots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that the whole or a substantial part of the Nenandle Lots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of the Nenandle Lots by giving not less than 4 months prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.4 Reduction of Almondlots**

If, in respect of the Nenandle Lots:

- (a) part of the Nenandle Lots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that part of the Nenandle Lots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of that part of the Nenandle Lots which is damaged or destroyed, by giving not less than 4 months' prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.5 Effect of Termination**

- (a) Termination of this Deed under clauses 10.1, 10.2 or 10.3 or reduction of the Relevant Almondlots under clause 10.4 is without prejudice to any rights and obligations that may have accrued prior to the date of termination.
- (b) Termination of this Deed in respect of any number of all of the Relevant Almondlots or part of the Relevant Almondlots under this clause 10 does not affect the rights or obligations of the parties in respect of any other Almondlots or any other part of the reduced Relevant Almondlots.
- (c) If this Deed is terminated under clause 10.2 in relation to all of the Almondlots of the Participant Grower, the Participant Grower loses all rights and interest as a participant in the Project, and the procedures for consequences of default and termination as set out in the Constitution and, if applicable, clause 12 of this Deed may be followed.
- (d) The termination of this Deed will terminate the rights and obligations of the

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parties under this Deed except to the extent that those rights and obligations are expressed to survive termination.

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## **11. EXCUSES FOR NON PERFORMANCE**

### **11.1 Force Majeure**

Timbercorp Securities and the Land Owner will not have any obligation to observe or comply with the terms of this Deed to the extent that the observance of, or compliance with, those terms is prevented by Force Majeure.

### **11.2 Lack or unavailability of funds**

Performance or fulfilment of an obligation is not to be taken to be prevented by Force Majeure if it is prevented by lack of funds or by inability to use available funds resulting from Force Majeure.

### **11.3 Liability**

The failure by Timbercorp Securities or the Land Owner to observe or comply with the terms of this Deed will not give rise to any liability to any party for any direct or indirect consequential or special loss or damage of any kind to the extent that the failure to observe or comply with those terms is attributable to Force Majeure.

### **11.4 Definition of Force Majeure**

For the purposes of this Deed, "Force Majeure" means any event or circumstance not reasonably within the control of Timbercorp Securities or the Land Owner, as the case requires, or which Timbercorp Securities or the Land Owner, as the case requires, is not reasonably able to prevent. It includes:

- (a) pestilence, vermin, disease, fire, acts of God, landslide, earthquake, flood, washout, lightning, storm, drought, seasonal and climatic conditions and the elements;
- (b) strikes, lock-outs, bans, work limitations, boycotts and industrial disturbances or action;
- (c) act of the enemies, wars, blockades, insurrection, riots and civil disturbances;
- (d) orders of any court or the order, act or omission or failure to act of any government or governmental authority or instrumentality (including any failure to grant or any withdrawal of any licences, consent or authority);
- (e) epidemic or quarantine;
- (f) shortage or unavailability of equipment, materials or labour or any restriction on equipment, materials or labour or on the use of equipment, materials or labour;
- (g) delays in transportation or communication; and
- (h) breakage or breakdown of, or damage to, equipment or machinery, or the necessity to repair equipment or machinery to prevent its breakdown.

Each of these paragraphs and each of the terms within each paragraph are to be construed separately and independently. None of them is to limit the generality of any other.

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## **12. RENT AND EXPENSES**

### **12.1 Failure to Pay**

If the Participant Grower fails or neglects to pay:

- (a) the rent payable under this Deed; or
- (b) any amount due and payable by the Participant Grower under the Almondlot Management Agreement; or
- (c) any amount due and payable by the Participant Grower under the Constitution in respect of the Almondlots,

by the due date, Timbercorp Securities may, after giving the Participant Grower 30 days' prior written notice, terminate this Deed under clause 10.2 and exercise either of the remedies set out in clauses 12.2 and 12.3 (in addition to and without prejudice to any other rights of Timbercorp Securities).

### **12.2 Timbercorp Securities may pay on Behalf of Defaulting Grower**

If the Participant Grower fails or neglects to make payment of any amount under clause 12.1, Timbercorp Securities may pay on behalf of the Participant Grower, from its own funds, any such expense owing by the Participant Grower and Timbercorp Securities will be entitled to be reimbursed out of any Proceeds to which the Participant Grower is entitled, the amount of such payment together with interest at a rate of interest for the time being fixed under section 2 of the Penalty Interest Rates Act 1983 (Victoria), calculated from the date that the payment fell due until Timbercorp Securities has been reimbursed in full.

### **12.3 Defaulting Participant Grower's Interest may be dealt with under the Constitution**

If the Participant Grower fails or neglects to make payment of any amount under clause 12.1 then Timbercorp Securities may deal with the interest of the Participant Grower by exercising any of its powers and rights under the Constitution.

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## **13. ASSIGNMENT**

### **13.1 Assignment by Land Owner or Timbercorp Securities**

- (a) Subject to clause 13.2, the Land Owner and Timbercorp Securities may freely assign any of their rights and interests under this Deed so long as the Land Owner or Timbercorp Securities (as the case requires) does not assign its interest in this Deed in any way without first entering a deed with the person with whom the Land Owner or Timbercorp Securities is dealing ("the Grantee"). The deed must contain a covenant by the Grantee in favour of the Participant Grower to observe and perform all or any of the covenants:
  - (i) contained or implied in this Deed and the Almondlot Management Agreement; and
  - (ii) required to be observed or performed by the Land Owner or Timbercorp Securities (as the case requires).
- (b) Paragraph 13.1(a)(i) also applies if the Land Owner sells the Land and the obligations of the Land Owner are read as applying to the purchaser of the Land.

### **13.2 Agreements with Contractors**

A 2005 COSC

**Sub-lease Deed**  
(Wangera)

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Wangera Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

- 
- (a) The Participant Grower acknowledges that the Capital Works and Almond Trees on, and the Water Licences attaching to, the Participant Growers' Almondlots are, and will at all times remain, the property of the Land Owner.
  - (b) The Participant Grower agrees and acknowledges Timbercorp Securities will not be liable for any loss or damage incurred by the Participant Grower arising out of or in connection with any act or omission of the Land Owner or its officers, directors, employees, agents or agents under this Deed, whether or not constituting negligence, misconduct, dishonesty or fraud.
- 

### **3. GRANT OF SUB-LEASE**

#### **3.1 Grant of Sub-lease**

- (a) Timbercorp Securities grants to the Participant Grower and the Participant Grower takes from Timbercorp Securities a sub-lease, effective from the Commencement Date, to use and occupy the relevant Wangera Lots for the sole purpose of conducting the Almondlot Operations.
- (b) Timbercorp Securities represents and warrants that:
  - (i) as at the date of execution of this Deed, the Head Lease (Wangera) is valid and subsisting;
  - (ii) Timbercorp Securities is entitled under the Head Lease (Wangera) to grant the sub-lease under this Deed; and
  - (iii) any consents which may be required to the granting of the sub-lease under this Deed, have been obtained.

#### **3.2 Water Licences**

- (a) The Land Owner must:
  - (i) do all things necessary to ensure that its rights under the Water Licences are fully exploited to maximise the use and enjoyment of them by Timbercorp Securities for the benefit of all the Participant Growers in the Project under and in accordance with the provisions of the Almondlot Management Agreement;
  - (ii) take all steps to avoid interfering with the supply of water to the Relevant Almondlots and to avoid any actions that would prejudice the Participant Grower's rights under this Deed; and
  - (iii) purchase and maintain the Water Licences during the term of the Project.
- (b) The Participant Grower acknowledges that:
  - (i) the Land Owner may purchase water licences and provide water to Timbercorp Securities to meet its obligations under the Almondlot Management Agreement; and
  - (ii) such additional water licences do not attach to the Almondlots of any of the Participant Growers, are not attributable to the Project and will at all times remain the property of the Land Owner.

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### **4. TERM**

#### **4.1 Term**

- 
- (a) This Deed will commence on the Commencement Date.
  - (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
    - (i) the date which is one day before the expiry or termination of the Head Lease (Wangera);
    - (ii) termination of the Participating Grower's Participating Interest in the Project;
    - (iii) 30 June 2025; and
    - (iv) termination of the Project.

#### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the Relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the Relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the Relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the Relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).

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### **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

#### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;
- (b) allow the Participant Grower to peaceably and quietly hold and enjoy the Almondlots without any interruption by Timbercorp Securities or any person claiming through or under Timbercorp Securities;
- (c) not store or use any chemical, inflammable, noxious or dangerous substances in a manner which is likely to result in damage to vegetation, crops or water reserves on the Almondlots;
- (d) comply with the provisions of the Head Lease (Wangera);

- 
- (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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## **7. RENT**

### **7.1 Fee**

- (a) Where the Participant Grower is an **Early Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Wangera Lot:

- 
- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
  - (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.
- 

## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

#### **10.1A Deemed termination**

This Deed will terminate with immediate effect if the Stapled Sub-lease in respect of the Nanadie Lots is terminated other than as a result of circumstances described in clauses 10.3 and 10.4 of that sub-lease.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required under this Deed in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Deed in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp Securities has served a written notice on the Participant Grower requiring the Participant Grower to remedy the breach.
- (b) The written notice referred to in paragraph 10.2(a) must specify the breach and request the breach to be remedied.
- (c) The Deed will terminate if Timbercorp Securities exercises its rights under



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clause 12.

### **10.3 Damage to Almondlots**

If, in respect of the Wangera Lots:

- (a) the whole or a substantial part of the Wangera Lots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that the whole or a substantial part of the Wangera Lots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of the Wangera Lots by giving not less than 4 months prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.4 Reduction of Almondlots**

If, in respect of the Wangera Lots:

- (a) part of the Wangera Lots is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Participant Grower and Timbercorp Securities reasonably determines that part of the Wangera Lots is no longer commercially viable,

the Participant Grower may terminate this Deed in respect of that part of the Wangera Lots which is damaged or destroyed, by giving not less than 4 months' prior written notice of such termination to Timbercorp Securities. Termination under this clause takes effect on and from the 30 June next following the expiration of the period of notice.

### **10.5 Effect of Termination**

- (a) Termination of this Deed under clauses 10.1, 10.2 or 10.3 or reduction of the Relevant Almondlots under clause 10.4 is without prejudice to any rights and obligations that may have accrued prior to the date of termination.
- (b) Termination of this Deed in respect of any number of all of the Relevant Almondlots or part of the Relevant Almondlots under this clause 10 does not affect the rights or obligations of the parties in respect of any other Almondlots or any other part of the reduced Relevant Almondlots.
- (c) If this Deed is terminated under clause 10.2 in relation to all of the Almondlots of the Participant Grower, the Participant Grower loses all rights and interest as a participant in the Project, and the procedures for consequences of default and termination as set out in the Constitution and, if applicable, clause 12 of this Deed may be followed.
- (d) The termination of this Deed will terminate the rights and obligations of the parties under this Deed except to the extent that those rights and obligations are expressed to survive termination.

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## **11. EXCUSES FOR NON PERFORMANCE**

### **11.1 Force Majeure**

Timbercorp Securities and the Land Owner will not have any obligation to observe or comply with the terms of this Deed to the extent that the observance of, or compliance

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with, those terms is prevented by Force Majeure.

#### **11.2 Lack or unavailability of funds**

Performance or fulfilment of an obligation is not to be taken to be prevented by Force Majeure if it is prevented by lack of funds or by inability to use available funds resulting from Force Majeure.

#### **11.3 Liability**

The failure by Timbercorp Securities or the Land Owner to observe or comply with the terms of this Deed will not give rise to any liability to any party for any direct or indirect consequential or special loss or damage of any kind to the extent that the failure to observe or comply with those terms is attributable to Force Majeure.

#### **11.4 Definition of Force Majeure**

For the purposes of this Deed, "Force Majeure" means any event or circumstance not reasonably within the control of Timbercorp Securities or the Land Owner, as the case requires, or which Timbercorp Securities or the Land Owner, as the case requires, is not reasonably able to prevent. It includes:

- (a) pestilence, vermin, disease, fire, acts of God, landslide, earthquake, flood, washout, lightning, storm, drought, seasonal and climatic conditions and the elements;
- (b) strikes, lock-outs, bans, work limitations, boycotts and industrial disturbances or action;
- (c) act of the enemies, wars, blockades, insurrection, riots and civil disturbances;
- (d) orders of any court or the order, act or omission or failure to act of any government or governmental authority or instrumentality (including any failure to grant or any withdrawal of any licences, consent or authority);
- (e) epidemic or quarantine;
- (f) shortage or unavailability of equipment, materials or labour or any restriction on equipment, materials or labour or on the use of equipment, materials or labour;
- (g) delays in transportation or communication; and
- (h) breakage or breakdown of, or damage to, equipment or machinery, or the necessity to repair equipment or machinery to prevent its breakdown.

Each of these paragraphs and each of the terms within each paragraph are to be construed separately and independently. None of them is to limit the generality of any other.

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## **12. RENT AND EXPENSES**

### **12.1 Failure to Pay**

If the Participant Grower fails or neglects to pay:

- (a) the rent payable under this Deed; or
- (b) any amount due and payable by the Participant Grower under the Almondlot Management Agreement; or
- (c) any amount due and payable by the Participant Grower under the Constitution in respect of the Almondlots,

by the due date, Timbercorp Securities may, after giving the Participant Grower 30

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days' prior written notice, terminate this Deed under clause 10.2 and exercise either of the remedies set out in clauses 12.2 and 12.3 (in addition to and without prejudice to any other rights of Timbercorp Securities).

**12.2 Timbercorp Securities may pay on Behalf of Defaulting Grower**

If the Participant Grower fails or neglects to make payment of any amount under clause 12.1, Timbercorp Securities may pay on behalf of the Participant Grower, from its own funds, any such expense owing by the Participant Grower and Timbercorp Securities will be entitled to be reimbursed out of any Proceeds to which the Participant Grower is entitled, the amount of such payment together with interest at a rate of interest for the time being fixed under section 2 of the Penalty Interest Rates Act 1983 (Victoria), calculated from the date that the payment fell due until Timbercorp Securities has been reimbursed in full.

**12.3 Defaulting Participant Grower's Interest may be dealt with under the Constitution**

If the Participant Grower fails or neglects to make payment of any amount under clause 12.1 then Timbercorp Securities may deal with the interest of the Participant Grower by exercising any of its powers and rights under the Constitution.

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**13. ASSIGNMENT**

**13.1 Assignment by Land Owner or Timbercorp Securities**

- (a) Subject to clause 13.2, the Land Owner and Timbercorp Securities may freely assign any of their rights and interests under this Deed so long as the Land Owner or Timbercorp Securities (as the case requires) does not assign its interest in this Deed in any way without first entering a deed with the person with whom the Land Owner or Timbercorp Securities is dealing ("the Grantee"). The deed must contain a covenant by the Grantee in favour of the Participant Grower to observe and perform all or any of the covenants:
  - (i) contained or implied in this Deed and the Almondlot Management Agreement; and
  - (ii) required to be observed or performed by the Land Owner or Timbercorp Securities (as the case requires).
- (b) Paragraph 13.1(a)(i) also applies if the Land Owner sells the Land and the obligations of the Land Owner are read as applying to the purchaser of the Land.

**13.2 Agreements with Contractors**

The Land Owner or Timbercorp Securities may only assign their rights and interests in this Deed to the Grantee if, at the same time, it assigns to the Grantee all its rights and interests in any contract under which it has delegated some or all of its obligations under this Deed, and for this purpose, the Land Owner or Timbercorp Securities has obtained the written consent to the assignment from the contractor.

**13.2 Land Owner, Timbercorp Securities or Grantee to pay for deed**

The cost of any deed required under clause 13.1 must be paid by the Land Owner, Timbercorp Securities or the Grantee, but not the Participant Grower.

**13.3 Assignment by the Participant Grower**

- (a) Subject to the requirements of the Constitution, the Participant Grower may only assign its rights under this Deed if the Participant Grower contemporaneously assigns its rights under the Stapled Sub-Lease for the

# Sub-lease

Section 71(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name:

Phone:

Address:

Ref:

Customer Code:

**Privacy Collection Statement**  
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

The Sub Lessor, being the registered proprietor of the lease, sub-leases to the sub-lessee the land to be held by the sub-lessee for the term and at the yearly rental subject to the covenants and conditions contained in this sub-lease.

Land: *(volume and folio reference)*

Certificate of Title Volume 10721 Folio 110, Certificate of Title Volume 10773 Folio 363, Certificate of Title Volume 10773 Folio 364, Certificate of Title Volume 9481 Folio 888, Certificate of Title Volume 10862 Folio 600, and Certificate of Title Volume 10862 Folio 601

Lease:

Sub-Lessor: *(full name)*

TIMBERCORP LIMITED ACN 055 185 067

Sub-Lessee: *(full name and address including postcode)*

ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

Term: *(number of years, or commencement to completion date)*

from the Commencement Date to 1 July 2025

Commencement date:

May 2006

Rental:

\$ 9,776,276 per annum

Covenants: *(set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)*

As appears from the annexure of 39 pages, making 40 in total

Dated: 26 May 2006

The signing clauses for the Lessor and the Lessee are on the annexure pages

# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 25 of *Approved Form 29 (Sub Lease)* dated

May 2006 between TIMBERCORP

LIMITED ACN 055 185 067 and ALMOND LAND PTY LIMITED ACN 091 460 392

Signatures of the parties:

for and on behalf of Almond Land Pty Limited

For and on behalf of Timbercorp Limited

- (a) the Sub-lessee to the Growers under the Licence Agreements in accordance with this Sub-lease; and
- (b) the Sub-lessor to the Growers under paragraph 11.2(b).

## 13. TERMINATION

### 13.1 Termination of Sub-lease by the Sub-lessor

Without prejudice to the Sub-lessor's rights under clause 12, the Sub-lessor may terminate this Sub-lease in respect of all or part of the Existing Almond Orchard, with immediate effect, if an act of default in clause 12.1 has not been rectified by the Sub-lessee to the Sub-lessor's reasonable satisfaction within the period of notice specified in clause 12.1.

### 13.2 Termination of Sub-lease by the Sub-lessee

- (a) The Sub-lessee may terminate this Sub-lease by notice in writing to the Sub-lessor immediately, if:
  - (i) the Sub-Lessor goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Sub-lessor or any part of its undertaking;
  - (ii) the Sub-lessor ceases to carry on business;
  - (iii) the Sub-lessor fails or neglects to make a payment within the time required under this Sub-lease and such amount is not paid within 60 days after the Sub-lessee has served a written notice on the Sub-lessor requiring the Sub-lessor to pay the amount; or
  - (iv) the Sub-lessor fails or neglects to pay any moneys due to the Sub-lessee, or is in default of any material obligation under this Sub-lease and such default continues for a period of 60 days after receipt by the Sub-lessor of written notice from the Sub-lessee specifying the default and requesting that the default be remedied, except where the Sub-lessor:
    - (A) has within the period of 60 days after receipt of the written notice from the Sub-lessee:
      - (i) advised the Sub-lessee of a plan of remedial action to rectify any

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is attached.
5. All pages must be attached together by being stapled in the top left corner.

# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 26 of *Approved Form 29 (Sub Lease)* dated

May 2006 between TIMBERCORP

LIMITED ACN 055 185 067 and ALMOND LAND PTY LIMITED ACN 091 460 392

Signatures of the parties:

for and on behalf of Almond Land Pty Limited

For and on behalf of Timbercorp Limited

such default; and

(II) taken all reasonable steps to implement such plan of remedial action; and

(B) the Sub-Lessor implements the whole plan of remedial action as soon as reasonably practicable.

- (b) Without limiting the generality of clause 13.6, damage to, or destruction of, part or all of the Almondlots, by fire or any other cause whatsoever, will not entitle the Sub-Lessee to terminate this Sub-lease except as set out in clause 13.3.
- (c) Upon damage to, or destruction of, part or all of the Almondlots, the Sub-lessor and the Sub-lessee must use any insurance proceeds they receive in respect of such damage or destruction to replace and reinstate the Almondlots, as agreed under paragraph 9.5(a)(i).

## 13.3 Damage to Existing Almond Orchard

If, in respect of the whole of the Existing Almond Orchard:

- (a) the whole of the Existing Almond Orchard is damaged or destroyed whether by fire or any other cause whatsoever; or
- (b) an independent horticultural consultant jointly commissioned by the Sub-lessor and the Sub-lessee reasonably determines that the whole of the Existing Almond Orchard is no longer commercially viable,

the Sub-lessee may terminate this Sub-lease in respect of the whole of the damaged or destroyed Existing Almond Orchard by giving not less than 4 months' prior written notice of such termination to the Sub-lessor. Termination under this clause 13.3 will take effect on and from expiry of the 4 months' notice.

## 13.4 Effect of Termination

- (a) Termination of the whole of this Sub-lease under clauses 13.1, 13.2 or 13.3, is without prejudice to any rights and obligations that may have accrued prior to the date of termination.
- (b) The termination of this Sub-lease will terminate the rights and obligations of the parties under this Sub-lease except to the extent that those rights and obligations are expressed to survive termination.

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
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# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 27 of *Approved Form 29 (Sub Lease)* dated May 2006 between TIMBERCORP LIMITED ACN 055 185 067 and ALMOND LAND PTY LIMITED ACN 091 460 392

Signatures of the parties:

for and on behalf of Almond Land Pty Limited

For and on behalf of Timbercorp Limited

## 13.4 Attorneys

Upon termination of the whole or part of this Sub-lease under clauses 13.1, 13.2 or 13.3, by the Sub-lessor or the Sub-lessee, as the case may be, the party terminating this Sub-lease is hereby appointed by the other as its attorney to do all things and sign all documents necessary to give effect to the termination under this clause 13 of the whole or part of this Sub-lease, as the case requires.

## 13.5 Limited right of termination

Except as expressly provided in this lease, a party may not terminate or rescind this Sub-lease and the Sub-lessor will not be entitled to re-enter the Existing Almond Orchard or forfeit this Sub-lease at any time prior to the expiration of the Term.

## 14. LEGAL COSTS

The Sub-lessee must pay the reasonable costs of the Sub-lessor's solicitors of and incidental to the preparation, execution, stamping and registration of this Sub-lease including all registration fees and stamp duty payable and including the cost of obtaining any necessary consents.

## 15. NOTICES

### 15.1 Form of Notice

Any notice to be given under or in connection with this Sub-lease must be in writing and may be signed by an authorised representative of the party giving the notice. The notice may be served by:

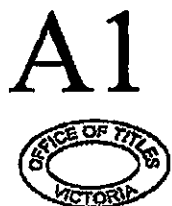
- (a) hand delivery;
- (b) post or registered or certified mail, or
- (c) fax,

to such address or fax number of the party to whom the notice is directed as the addressee may notify prior to such notice being given.

### 15.2 Receipt of Notice

Any notice will be effective and will be deemed to be received:

Approval No. 330056A



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
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# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 23 of *Approved Form 29 (Sub Lease)* dated May 2006 between **TIMBERCORP LIMITED ACN 055 185 067** and **ALMOND LAND PTY LIMITED ACN 091 460 392**

Signatures of the parties:

for and on behalf of Almond Land Pty Limited

For and on behalf of Timbercorp Limited

## 11.4 Assignment or mortgage by Sub-lessor

The Sub-lessor must not dispose of or encumber any interest in the Sub-Lessor's rights under this Sub-lease except where:

- (a) the Sub-lessor gives the Sub-lessee 14 day's notice, before the Sub-lessor disposes of or encumbers any interest in its rights under this Sub-lease or enters into any agreement to do so; and
- (b) the third party has agreed to, and acknowledged, the paramountcy of the Sub-lessee's and the Grower's rights, as described in this Sub-lease.

## 11.5 Delegation

The Sub-lessor and the Sub-lessee are each entitled to:

- (a) delegate any of their obligations under this Sub-lease to; and
- (b) exercise any of their rights under this Sub-lease through,

its employees, agents and contractors, but any delegation by the Sub-lessor or the Sub-lessee does not release the Sub-lessor or the Sub-lessee from liability under this Sub-lease.

## 12. DEFAULT AND RE-ENTRY

### 12.1 Default by Sub-Lessee

- (a) The Sub-lessor and the Sub-lessee agree that the following are events of default under this Sub-lease:
  - (i) If the Sub-lessee fails or neglects to make a payment within the time required under this Sub-lease, including failing to pay the rent payable under this Sub-lease by the due date, and such amount is not paid within 60 days after the Sub-lessor has served a written notice on the Sub-lessee requiring the Sub-lessee to pay the amount; or
  - (ii) the Sub-lessee commits or permits to occur any material breach or default in the due and punctual performance of any of its obligations under this Sub-lease, and fails to remedy the breach or make reasonable compensation in money within 60 days after the Sub-lessor has served a written notice on the Sub-lessee requiring the Sub-lessee to remedy the breach or make reasonable compensation in money,

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is attached.
5. All pages must be attached together by being stapled in the top left corner.



# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 24 of *Approved Form 29 (Sub Lease)* dated  
LIMITED ACN 055 185 067 and ALMOND LAND PTY LIMITED ACN 091 460 392

May 2006 between TIMBERCORP

Signatures of the parties:

for and on behalf of Almond Land Pty Limited

For and on behalf of Timbercorp Limited

except where the Sub-lessee:

(A) has within the period of 60 days after receipt of the written notice from the Sub-lessor:

- (1) advised the Sub-lessor of a plan of remedial action to rectify any such default; and
- (2) taken all reasonable steps to implement such plan of remedial action; and

(B) the Sub-lessee implements the whole plan of remedial action as soon as reasonably practicable.

(b) The written notice referred to in paragraph 12.1(a) must specify the breach and request the breach to be remedied.

## 12.2 Re-entry by Sub-lessor

The Sub-lessor has the right to re-enter and take possession of the Existing Almond Orchard if:

- (a) an act of default in clause 12.1 has not been rectified by the Sub-lessee to the Sub-lessor's reasonable satisfaction in the manner and in the time permitted under clause 12.1. or
- (b) the Sub-lessee ceases to be a controlled entity of Timbercorp.

## 12.3 Re-entry does not prejudice Sub-lessor's rights

Should the Sub-lessor exercise its rights under clause 12.2, it will do so without prejudice to any action or other remedy, which the Sub-lessor has for arrears of rent or breach of covenant or for damages as a result of any breach of the terms of this Sub-lease by the Sub-lessee.

## 12.4 Lessor discharged from obligations

Where the Sub-lessor exercises its rights under clause 12.2, and upon re-entry by the Sub-lessor, the Sub-lessor will be freed and discharged from any action, suit, claim or demand by, or obligation, to the Sub-lessee under or by virtue of this Sub-lease.

## 12.5 Sub-lessor's rights subject to Growers' rights

The Sub-lessor's rights under this clause 12 are subject to the rights granted by:

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
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# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 25 of *Approved Form 29 (Sub Lease)* dated

May 2006 between TIMBERCORP

LIMITED ACN 055 185 067 and ALMOND LAND PTY LIMITED ACN 091 460 392

Signatures of the parties:

for and on behalf of Almond Land Pty Limited

For and on behalf of Timbercorp Limited

- (a) the Sub-lessee to the Growers under the Licence Agreements in accordance with this Sub-lease; and
- (b) the Sub-lessor to the Growers under paragraph 11.2(b).

## 13. TERMINATION

### 13.1 Termination of Sub-lease by the Sub-lessor

Without prejudice to the Sub-lessor's rights under clause 12, the Sub-lessor may terminate this Sub-lease in respect of all or part of the Existing Almond Orchard, with immediate effect, if an act of default in clause 12.1 has not been rectified by the Sub-lessee to the Sub-lessor's reasonable satisfaction within the period of notice specified in clause 12.1.

### 13.2 Termination of Sub-lease by the Sub-lessee

- (a) The Sub-lessee may terminate this Sub-lease by notice in writing to the Sub-lessor immediately, if:
  - (i) the Sub-Lessor goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Sub-lessor or any part of its undertaking;
  - (ii) the Sub-lessor ceases to carry on business;
  - (iii) the Sub-lessor fails or neglects to make a payment within the time required under this Sub-lease and such amount is not paid within 60 days after the Sub-lessee has served a written notice on the Sub-lessor requiring the Sub-lessor to pay the amount; or
  - (iv) the Sub-lessor fails or neglects to pay any moneys due to the Sub-lessee, or is in default of any material obligation under this Sub-lease and such default continues for a period of 60 days after receipt by the Sub-lessor of written notice from the Sub-lessee specifying the default and requesting that the default be remedied, except where the Sub-lessor:
    - (A) has within the period of 60 days after receipt of the written notice from the Sub-lessee:
      - (i) advised the Sub-lessee of a plan of remedial action to rectify any

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
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# **ALMOND ORCHARD MANAGEMENT AGREEMENT**

## **2005 TIMBERCORP ALMOND PROJECT**

**SELECT HARVESTS LIMITED**  
**ACN 000 721 380**

**ALMOND MANAGEMENT PTY LTD**  
**ACN 094 468 845**

**TIMBERCORP SECURITIES LIMITED**  
**ACN 092 311 469**

**TIMBERCORP LIMITED**  
**ACN 005 185 067**

**ALMOND INVESTMENTS AUSTRALIA PTY LTD**  
**ACN 094 135 501**

**ALMOND LAND PTY LTD**  
**ACN 091 460 392**

**GADENS LAWYERS**  
Level 25, Bourke Place  
600 Bourke Street  
MELBOURNE 3000

T 03 9252 2555  
F 03 9252 2500  
Ref BXP:2452225

## **OPERATIVE PROVISIONS**

### **1. DEFINED MEANINGS**

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Words used in this document and the rules of interpretation that apply are set out and explained in the definitions and interpretation clause at the back of this document.

### **2. COMMENCEMENT AND TERM**

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This agreement commences on the earlier of:

- (a) the date of the product disclosure statement to be issued by Securities in respect of the Project; and
- (b) 30 June 2005,

and, unless terminated earlier under **clauses 17 or 19** or otherwise, terminates on the Termination Date.

### **2A. SECURITIES' RIGHTS OF STEP-IN**

---

- (a) Securities may, for any reason whatsoever and at any time during the Term, elect to step-in and assume the rights, duties, obligations and liabilities of AMPL under this Agreement, by giving written notice to Select notifying it of that election (**Step-In Notice**) without in any way releasing AMPL from those duties, obligations and liabilities which arose prior to or on the Step-In Date (as defined in **clause 2A(b)**) and without in any way affecting, altering, derogating, diminishing, prejudicing or waiving any remedies or rights Select has against AMPL.
- (b) Subject to **clause 2A(c)**, Immediately upon, and with effect from, Securities giving Select a Step-In Notice (**Step-In Date**):
  - (i) this Agreement will automatically be amended as set out in **Schedule 2**;
  - (ii) Securities will be bound by and must comply with, perform and otherwise observe all duties, obligations and liabilities of AMPL under this Agreement, including duties, obligations and liabilities which have arisen prior to the Step-In Date and which have not been fully performed or discharged on or before the Step-In Date;
  - (iii) Securities will enjoy all the rights and benefits of AMPL under this Agreement; and
  - (iv) each party to this Agreement (other than AMPL in relation to duties, obligations and liabilities arising after the Step-In Date) acknowledges that it will continue to be bound by, and will continue to perform and observe, all of its duties, obligations and liabilities under this Agreement after the Step-In Date, having regard to the amendment of this Agreement in accordance with this **clause 2A(b)**.

- (c) any matters which AMPL, by notice in writing to Select, reasonably requires Select to report on with respect to the Orchard or the Services.

## **17. TERMINATION AND DEFAULT**

---

### **17.1 Termination by AMPL**

AMPL may at any time, by notice in writing to Select, immediately terminate this Agreement upon the occurrence of any of the following:

- (a) Select becomes an externally administered body corporate (as defined in section 9 of the *Corporations Act 2001*);
- (b) Select defaults in the performance of any material obligation it owes to AMPL under this Agreement and, where the default is capable of remedy, Select does not remedy the default within 30 days after it is given written notice of the default by AMPL;
- (c) the Land Owner lawfully terminates the Tree Supply and Capital Works Agreement for whatever reason;
- (d) Select defaults in the performance of any material obligation it owes to AMPL under this Agreement which is not capable of remedy; and
- (e) any breach of or default under any of the provisions contained in clause 17.5 occurs.

### **17.2 Termination of Agreement by Select**

Select may at any time, by notice in writing to AMPL and Securities, immediately terminate this Agreement upon the occurrence of any of the following:

- (a) any fee or other amount properly payable to Select by AMPL under or in connection with this Agreement is not paid in full within 30 days after receipt by AMPL of a notice in writing specifying the amount payable and when it fell due;
- (b) AMPL or the Land Owner defaults in the performance of any other material obligation it owes to Select under this Agreement or the Tree Supply and Capital Works Agreement and, where the default is capable of remedy, AMPL or the Land Owner (as the case may require) does not remedy the default within 30 days after it is given written notice of the default;
- (c) Select lawfully terminates the Tree Supply and Capital Works Agreement for whatever reason; or
- (d) AMPL or the Land Owner is in breach of, or default under, any of the provisions contained in clause 17.4.

### **17.3 Effect of Termination**

The termination of this Agreement (whether under this clause 17 or under any other clause or otherwise) will terminate the rights and obligations of the parties under this Agreement, except to the extent that those rights and obligations are expressed to



survive termination, such as clause 17A for example, provided however that the termination of this Agreement will not prejudice any right, power or remedy of any party to the extent that it accrued prior to or on termination.

#### **17.4 Warranties**

Each of AMPL and the Land Owner represents and warrants to Select that as at the date of this Agreement:

- (a) it is incorporated or registered and validly existing under the laws of its place of incorporation or registration and has the power to carry on its business;
- (b) it has full power and legal capacity to enter into, exercise its rights and perform its own obligations under this Agreement;
- (c) the execution and performance of all of its obligations under this Agreement have been properly authorised;
- (d) neither its execution of, nor its exercise of its rights or performance of its obligations under this Agreement will:
  - (i) contravene or conflict with any applicable law to which it or any of its property is subject or any order of any government agency binding on it or any of the property;
  - (ii) contravene any undertaking or instrument;
  - (iii) contravene or conflict with its constituent documents;
- (e) no litigation, arbitration or administrative proceedings are taking place, pending or to the knowledge of any of its officers, threatened against it or any of its property which is adversely determined, or could have, either separately or in aggregate, an adverse effect on its business operations, assets, financial conditions or prospects which does or is likely to have a material adverse effect on its ability to perform its obligations under this Agreement;
- (f) no meeting has been convened or resolution proposed, or application presented, and no order has been made for its winding up;
- (g) no distress execution or other similar order or process has been levied on any of its property or assets;
- (h) no receiver or manager, provisional liquidator, officer of the court, controller or other external administrator has been appointed in relation to it; and
- (i) no voluntary arrangement has been proposed or reached with any of its creditors.

#### **17.5 Select Warranties**

Select represents and warrants that, as at the date of this Agreement:

- (a) it is incorporated or registered and validly existing under the laws of its place of incorporation or registration and has the power to carry on its business;



- (b) It has full power and legal capacity to enter into, exercise its rights and perform its own obligations under this Agreement;
- (c) the execution and performance of all of its obligations under this Agreement have been properly authorised;
- (d) neither its execution of, nor its exercise of its rights or performance of its obligations under this Agreement will:
  - (i) contravene or conflict with any applicable law to which it or any of its property is subject or any order of any government agency binding on it or any of the property;
  - (ii) contravene any undertaking or instrument;
  - (iii) contravene or conflict with its constituent documents;
- (e) no litigation, arbitration or administrative proceedings are taking place, pending or to the knowledge of any of its officers, threatened against it or any of its property which is adversely determined, or could have, either separately or in aggregate, an adverse effect on its business operations, assets, financial conditions or prospects which does or is likely to have a material adverse effect on its ability to perform its obligations under this Agreement;
- (f) no meeting has been convened or resolution proposed, or application presented, and no order has been made for its winding up;
- (g) no distress execution or other similar order or process has been levied on any of its property or assets;
- (h) no receiver or manager, provisional liquidator, officer of the court, controller or other external administrator has been appointed in relation to it;
- (i) no voluntary arrangement has been proposed or reached with any of its creditors.

## **17A. CONTINUING SERVICES UPON TERMINATION**

Notwithstanding anything contained in this Agreement, upon termination of this Agreement (other than under clause 17 or 19), clauses 1, 3, 4.4(c)-4.4(d), 4.5, 4.6, 5, 6, 9.1, 11, 12, 13, 14, 17, 18, and 19-28 (Inclusive) of this Agreement will continue to have full force and effect but only to the extent necessary to facilitate the ongoing provision by Select of the Services in respect of any Almonds that have been harvested by Select under this Agreement on or before the date of termination.

## **18. OBLIGATIONS UPON TERMINATION**

Upon termination of this Agreement by Select or expiration of the Term, the Land Owner must permit Select, within 30 days after termination, at its own expense, to enter upon the Land and to remove all of its employees, contractors and agents from the Land, together with all their equipment, tools, plant, vehicles and machinery.

## **19. EXCUSES FOR NON PERFORMANCE**

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### **19.1 Observation or compliance with terms of Agreement**

No party will have any obligation to observe or comply with the terms of this Agreement to the extent that the observance of, or compliance with, those terms is prevented by Force Majeure.

### **19.2 Liability**

A party's failure to observe or comply with the terms of this Agreement will not give rise to any liability to that party for any direct or indirect consequential or special loss or damage of any kind, to the extent that the failure to observe or comply with those terms is attributable to Force Majeure.

### **19.3 Claiming protection or benefit of Force Majeure**

A party claiming the benefit or protection of clause 19.1 or 19.2 must at its own cost:

- (a) promptly give notice to the other party, as soon as it becomes aware of the Force Majeure, of the occurrence and circumstances in respect of which the claim arises;
- (b) take all reasonable steps to ameliorate and remedy the consequences of that occurrence without delay and give the other parties on request details of the steps that have been taken or are to be taken; and
- (c) resume performance in full of its obligations under this Agreement as soon as reasonably practicable and give the other parties notice as soon as it is able to resume performance of its obligations.

### **19.4 Force Majeure**

- (a) For the purposes of this Agreement, Force Majeure means an act of God, lock out or other interference with work, war declared or undeclared, blockage, disturbance, lightning, fire, drought, earthquake, storm, flood, explosion, government or quasi-government restraint, exploration, prohibition, intervention, direction, embargo, unavailability or delay in availability of equipment or transport, inability or delay in obtaining governmental or quasi-governmental approvals, consents, permits, licenses, authorities or allocations, or any other cause whether of the kind specifically set out above or otherwise which is not reasonably within the control of the person relying on the force majeure.
- (b) Force Majeure does not include any events or circumstances referred to in clause 19.4(a) caused by a lack of or unavailability of funds or as a result of any event or chain of events brought about by the action or inaction of a party seeking to claim the benefit of clause 19. Each of the terms within clause 19.4(a) is to be construed separately and independently. None of them is to limit the generality of any other.



## **19.5 Termination**

If a party is unable to observe or comply with the terms of this Agreement due to Force Majeure and it does not resume performance of its obligations within 12 months after that Force Majeure arose, then, if Select is the party affected by the Force Majeure, AMPL may terminate this Agreement by notice in writing to Select, and if AMPL, or the Land Owner is the party affected by the Force Majeure, then Select may terminate this Agreement by notice in writing to AMPL and Securities.

## **20. ASSIGNMENT**

---

- 20.1 No party may assign or encumber, or attempt to assign or encumber, any obligation, right or interest under this Agreement without the prior written consent of the other parties, which consent may not be withheld where the first party wishes to make such assignment in relation to or as a consequence of a corporate restructure of the first party or of a related body corporate which, in another party's reasonable opinion, will not materially adversely affect or materially diminish that other party's interests or rights under this Agreement and under the Tree Supply and Capital Works Agreement.
- 20.2 Where a party is a company, other than a company listed on Australian Stock Exchange Limited, any change in the shareholding of that party or any change in the shareholding of any holding company of that party altering the effective control of the party, will (for the purposes of clause 20.1) be deemed to be an assignment of this Agreement and must require the written consent of the other parties, which consent will not be unreasonably withheld.

## **21. DISPUTE RESOLUTION**

---

### **21.1 Dispute notice**

If a dispute arises concerning this Agreement, a party may serve a dispute notice on the party with whom it is in dispute. The dispute notice must state that a dispute has arisen and identify what is disputed.

### **21.2 Meeting**

On receipt of the notice specified in clause 21.1, the parties to the dispute must seek to resolve the dispute within 7 Business Days, including high-level meetings between the respective chief executive officers or directors of the parties.

### **21.3 Appointment of expert**

If the parties, acting reasonably and in good faith, are unable to resolve the dispute within a further 7 Business Days, the parties agree to appoint an expert to determine the dispute. If the parties cannot agree on the expert within 7 days, any of the parties may request the President for the time being of the Institute of Chartered Accountants of Australia to appoint an expert.

### **21.4 Legal representation**

The parties are entitled to legal representation during the dispute resolution proceedings.

# **TREE SUPPLY AND CAPITAL WORKS AGREEMENT**

## **2005 TIMBERCORP ALMOND PROJECT**

**ALMOND LAND PTY LTD  
ACN 091 460 392**

**SELECT HARVESTS LIMITED  
ACN 000 721 380**

**TIMBERCORP LIMITED  
ACN 005 185 067**

**ALMOND INVESTMENTS AUSTRALIA LIMITED  
ACN 094 135 501**

**GADENS LAWYERS  
Level 25, Bourke Place  
600 Bourke Street  
MELBOURNE 3000**

**T: 03 9252 2555  
F: 03 9252 2500  
Ref: BXP:2452225**

## **2. TERM**

---

The term of this agreement commences on the date of this agreement and, unless lawfully terminated earlier under **clause 7** or otherwise, terminates on the earlier of:

- (a) the date on which both parties have fully performed and satisfied all of their obligations under and in accordance with this agreement; and
- (b) the date of lawful termination or expiry of the Almond Orchard Management Agreement, for whatever reason.

## **3. PURCHASE OF ALMOND TREES**

---

### **3.1 Almond Trees sourced from Select's nurseries**

Select agrees to sell to the Land Owner, and the Land Owner agrees to buy from Select, 145,000 Almond Trees on the following terms and conditions:

- (a) the purchase price is \$6 per Almond Tree;
- (b) the purchase price must be paid as follows:
  - (i) \$319,000 on or before 30 November 2004;
  - (ii) \$ 87,000 on or before 31 December 2004;
  - (iii) \$ 87,000 on or before 31 March 2005; and
  - (iv) \$377,000 on or before 30 June 2005;
- (c) the Almond Trees will comprise of the following varieties:
  - (i) approximately 50% "non-pareil";
  - (ii) approximately 30% "carmel"; and
  - (iii) approximately 17% "price".

### **3.2 Almond Trees sourced from contractor nurseries**

Select agrees to procure the sale of a further 155,000 Almond Trees from contractor nurseries on the following terms and conditions:

- (a) the purchase price is \$6 per Almond Tree;
- (b) the purchase price must be paid as follows:
  - (i) a deposit of \$1 per Almond Tree on or before signing this Agreement; and
  - (ii) the balance, on or before 30 June 2005;
- (c) the Almond Trees comprise of the following varieties:

## **6. RECORDS, REPORTING AND ACCESS**

---

### **6.1 Maintain Records**

Select must maintain records of the works carried out by Select under **clause 5**. The expression "records of the works carried out by Select" includes all such records as would reasonably be expected to be kept by a land owner of an almond orchard, including details of:

- (a) works in progress;
- (b) works completed; and
- (c) quality control procedures set out in **Annexure B**.

### **6.2 Monthly Reports**

Select must provide monthly reports to the Land Owner within 7 days after the end of each calendar month containing such details as would reasonably be expected to be kept by a land owner of an almond orchard, including details of:

- (a) works in progress;
- (b) works completed; and
- (c) quality control procedures set out in **Annexure B**.

### **6.3 Access to Records**

Select must provide the Land Owner with access to the records required to be kept under **clause 6.1** at all times during ordinary business hours and upon reasonable notice in writing to Select.

### **6.4 Access to Land**

The Land Owner must ensure that Select has sufficient rights of access to and use of the Land, the Almond Trees and the Capital Works throughout the term of this agreement in order to perform its duties and obligations under this agreement and under the Almond Orchard Management Agreement.

## **7. TERMINATION AND DEFAULT**

---

### **7.1 Termination by Land Owner**

The Land Owner may at any time, by notice in writing to Select, immediately terminate this agreement upon the occurrence of any of the following:

- (a) Select becomes an externally administrated body corporate (as defined in section 9 of the Corporations Act 2001);
- (b) Select defaults in the performance of any material obligation it owes to the Land Owner under this agreement and, where the default is capable of remedy, Select does not remedy the default within 30 days after receipt by



Select of a notice in writing from the Land Owner specifying the default and requesting it to be remedied;

- (c) Select defaults in the performance of any material obligation it owes to the Land Owner under this agreement which is not capable of remedy.

## **7.2 Termination by Select**

Select may at any time, by notice in writing to the Land Owner terminate this agreement upon the occurrence of any of the following:

- (a) any fee or other amount properly payable to Select by the Land Owner under or in connection with this agreement is not paid in full within 30 days after receipt by the Land Owner of a notice in writing specifying the amount payable and when it fell due; or
- (b) the Land Owner defaults in the performance of any other material obligation it owes to Select under this agreement or the Almond Orchard Management Agreement and, where the default is capable of remedy, the Land Owner does not remedy the default within 30 days after it is given written notice of the default.

## **7.3 Effect of Termination**

The termination of this agreement will terminate the rights and obligations of the parties under this agreement, except to the extent that those rights and obligations are expressed to survive termination, provided however that the termination of this agreement will not prejudice any right, power or remedy of any party to the extent that it accrued prior to or on termination.

# **8. EXCUSES FOR NON PERFORMANCE**

---

## **8.1 Observation or compliance with terms of agreement**

Neither party will have any obligation to observe or comply with the terms of this agreement to the extent that the observance of, or compliance with, those terms is prevented by Force Majeure.

## **8.2 Liability**

A party's failure to observe or comply with the terms of this agreement will not give rise to any liability to that party for any direct or indirect consequential or special loss or damage of any kind, to the extent that the failure to observe or comply with those terms is attributable to Force Majeure.

## **8.3 Claiming protection or benefit of Force Majeure**

A party claiming the benefit or protection of clause 8.1 or 8.2 must at its own cost:

- (a) promptly give notice to the other party, as soon as it becomes aware of the Force Majeure, of the occurrence and circumstances in respect of which the claim arises;

r43.06

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

---

Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-10" now produced and shown to MARK ANTHONY KORDA  
at the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-10"  
Table concerning water rights**

## 2005 ALMOND PROJECT WATER ENCUMBRANCES

NOTE: Water for Yungera Property leased from TPIF

Property	Company	Water Share ID	Volume	First Mortgagee	Mortgage ID	Second Mortgagee	Mortgage ID
Carina West	Almond Land Pty Ltd	WEE018180	3013.4	BOSI Security Services Ltd	MOR001572		
Nenandie	Almond Land Pty Ltd	WEE015862	36.6				
Nenandie	Almond Land Pty Ltd	WEE022352	166.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE035515	105.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE035779	60.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE035831	100.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036358	200.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036410	44.2	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036411	96.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036484	200.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036513	216.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036710	50.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036731	210.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036761	522.1	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036774	210.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036853	12994.7	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE036858	10.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE037044	22.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE037240	33.5	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE037244	35.4	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE042676	100.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE042717	200.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE043025	50.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE043569	59.0	ANZ Banking Group Ltd	MOR001491	BOSI Security Services Ltd	MOR001572
Nenandie	Almond Land Pty Ltd	WEE043783	23.2				

"MAX-10"

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(UNDER ADMINISTRATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF EACH OF THE MANAGED  
INVESTMENTS SCHEMES LISTED IN SCHEDULE 1  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

---

Date of document: June 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

---

This is the exhibit marked "MAK-11" now produced and shown to MARK ANTHONY KORDA  
at the time of swearing his affidavit on June 2009.

Before me: .....

**Exhibit "MAK-11"  
Clauses relevant to TSL Default**



**Lease**

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A60045 (Wangera)

Customer Code: 1608A

The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

---

1: (volume and folio reference)

Volume 10862 Folio 601

---

Lessor: (full name)

**ALMOND LAND PTY LTD** ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

---

Lessee: (full name and address including postcode)

**TIMBERCORP SECURITIES LTD** ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000

---

Term: (number of years, or commencement to completion date)

from the Commencement Date to 30 June 2025

---

Commencement date:

15 March 2005

---

Rental:

\$1,000,000 per annum

---

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negatived or modified)

As appears from the annexure of 13 pages, making 14 in total

---

Dated: 30 January 2006

he signing clauses for the Lessor and the Lessee are on the annexure pages

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED mortgagee under mortgage AD535309M consents to the within lease

# ANNEXURE PAGE

Approved Form A1

Victorian Land Titles Office

Transfer of Land Act 1958

This is page 6 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

- 5.2. The Lessee may only use the Land in any other manner with the prior and express written consent of the Lessor, which consent may be given or refused at the absolute discretion of the Lessor.

## 6. GOVERNMENT REQUIREMENTS

- 6.1. The Lessor must comply with all statutes, ordinances, orders or regulations of any Commonwealth, State or local authority affecting or relating to the Land.

## 7. INSPECTION OF LAND

- 7.1. The Lessor may, at all reasonable times, enter upon the Land and view its state of repair.

## 8. QUIET ENJOYMENT

- 8.1. The Lessee may, during the term of this Lease, possess the Land without interruption from the Lessor or any person claiming through it, except to the extent that the interruption is expressly permitted by this Lease.

## 9. ASSIGNMENTS, SUB-LEASES AND MORTGAGES

### 9.1. Assignment by Lessee

Subject to clause 9.2, the Lessee must not assign its interest under this Lease or transfer, sublet or part with possession of the Land or any part of the Land without the prior written consent of the Lessor, which consent is not to be unreasonably withheld in the case of an assignment of the whole of its interest.

### 9.2. Lessor consents to Lessee sub-letting

The Lessor consents and authorises the Lessee to enter into sub-leases with Growers.

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is attached.
5. All pages must be attached together by being stapled in the top left corner.

# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 7 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

## 9.3. Following Termination

Upon this Lease terminating for whatever reason, the Lessor irrevocably authorises and consents to the granting or continuation (or both) by the Growers of a right to occupy or use the Land granted under the Sub-leases (Wangera), on the same terms as the Growers are granted sub-leases, whether before or after the execution of this Lease, and with the Lessor accepting the obligations of the Lessee to the Growers under Sub-leases (Wangera).

## 9.4. Lessee must not mortgage its interest

The Lessee must not mortgage, charge or otherwise encumber its estate or interest in this Lease without prior written consent of the Lessor. The consent may be granted conditionally or may be refused if the security documents entitle the mortgagee to enter into possession of the Land. In any other case, the consent must not be unreasonably withheld by the Lessor.

## 10. DEFAULT AND RE-ENTRY

### 10.1. Default by Lessee

The Lessor and the Lessee covenant and agree that the following are events of default under this Lease:

- (a) the Rent due under Clause 3 remains unpaid for a period of six months after demand.; or
- (b) the Lessee commits or permits to occur any material breach or default in the due and punctual performance of any of its obligations under this Lease.

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
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5. All pages must be attached together by being stapled in the top left corner.

Form 26

# Lease

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A60045 (Nenandie)

Customer Code: 1608A



AE196647S



The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: (volume and folio reference)

Volume 10867 Folio 468, Volume 10867 Folio 472 the land marked C on the annexed plan being part of the land described in Volume 10923 Folio 772 and the land marked A on the s annexed plan being part of the land described in Volume 10867 Folio 455

Lessor: (full name)

ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

Lessee: (full name and address including postcode)

TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000

Term: (number of years, or commencement to completion date)

from the Commencement Date to 30 June 2025

Commencement date:

15 March 2005

Rental:

\$1,500,000 per annum

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negatived or modified)

As appears from the annexure of 13 pages, making 14 in total

Dated: 31 January 2006

The signing clauses for the Lessor and the Lessee are on the annexure pages

X66

cl V. 10867 F. 468  
(wh)

cl V. 10867 F. 472  
(wh)

cl V. 10923 F. 772  
(PT)

cl V. 10867 F. 455  
(PT)

MA. 23/1/06

22/1/06

## ANNEXURE PAGE

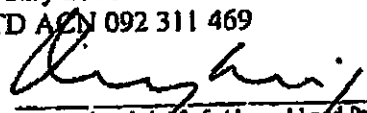
Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 6 of *Approved Form 26 (Lease)* dated 6 February 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

### 6. GOVERNMENT REQUIREMENTS

- 6.1. The Lessor must comply with all statutes, ordinances, orders or regulations of any Commonwealth, State or local authority affecting or relating to the Land.

### 7. INSPECTION OF LAND

- 7.1. The Lessor may, at all reasonable times, enter upon the Land and view its state of repair.

### 8. QUIET ENJOYMENT

- 8.1. The Lessee may, during the term of this Lease, possess the Land without interruption from the Lessor or any person claiming through it, except to the extent that the interruption is expressly permitted by this Lease.

### 9. ASSIGNMENTS, SUB-LEASES AND MORTGAGES

#### 9.1. Assignment by Lessee

Subject to clause 9.2, the Lessee must not assign its interest under this Lease or transfer, sublet or part with possession of the Land or any part of the Land without the prior written consent of the Lessor, which consent is not to be unreasonably withheld in the case of an assignment of the whole of its interest.

#### 9.2. Lessor consents to Lessee sub-letting

The Lessor consents and authorises the Lessee to enter into Sub-leases with Growers.

#### 9.3. Following Termination

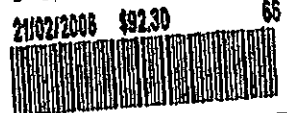
Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information, the words "See Annexure Page 2" (or as the case may be) and enter under the appropriate panel heading. **THE BACK OF THE ANNEXURE**
2. If multiple copies of a mortgage are lodged, original Annexure Page must be attached to the mortgage.
3. The Annexure Pages must be properly identified and signed by the parties.
5. All pages must be attached together by being stapled in the top left

**AE196647S**



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Page  
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## ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

### Transfer of Land Act 1958

This is page 7 of *Approved Form 26 (Lease)* dated 6 February 2006 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

Upon this Lease terminating for whatever reason, the Lessor irrevocably authorises and consents to the granting or continuation (or both) by the Growers of a right to occupy or use the Land granted under the Sub-leases (Nenandie), on the same terms as the Growers are granted sub-leases, whether before or after the execution of this Lease, and with the Lessor accepting the obligations of the Lessee to the Growers under Sub-leases (Nenandie).

#### 9.4. Lessee must not mortgage its interest

The Lessee must not mortgage, charge or otherwise encumber its estate or interest in this Lease without prior written consent of the Lessor. The consent may be granted conditionally or may be refused if the security documents entitle the mortgagee to enter into possession of the Land. In any other case, the consent must not be unreasonably withheld by the Lessor.

### 10. DEFAULT AND RE-ENTRY

#### 10.1. Default by Lessee

The Lessor and the Lessee covenant and agree that the following are events of default under this Lease:

- (a) the Rent due under Clause 3 remains unpaid for a period of six months after demand.; or
- (b) the Lessee commits or permits to occur any material breach or default in the due and punctual performance of any of its obligations under this Lease.

#### 10.2. Re-entry by Lessor

The Lessor will have the right to re-enter the Land if an act of default in clause 10.1 has not been rectified by the Lessee to the Lessor's reasonable satisfaction within three months of the Lessee receiving written notice from the Lessor requesting such rectification.

Approval No. 330056A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the back of this Form insert the words "See Annexure Page 2" (or as the case may be) under the appropriate panel heading. **THE BACK OF THIS**
2. If multiple copies of a mortgage are lodged, original Annexure Page 2 USED
3. The Annexure Pages must be properly identified and signed
5. All pages must be attached together by being stapled in the

**AE196647S**



Form insert  
Annexure Page  
2 USED

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2005 004 B  
Form 26

# Lease

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A50081 (Nananga)

Customer Code: 1608A



AD506266S



The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

Land: (volume and folio reference)

Volume 8067 Folio 904; Volume 8712 Folio 954; Volume 9715 Folio 398; Volume 4776 Folio 064;  
Volume 6251 Folio 144; Volume 9406 Folio 395; Volume 10056 Folio 252; and Volume 10056 Folio

253 Now 477 V.10641 Fol. 943 Y.10867 F.452 to V.10867 F.458 (B.I.)  
Y.10783 Fol. 367 Y.10867 F.462 to V.10867 F.468 (B.I.)  
Y.10867 F.472 to V.10867 F.473

Lessor: (full name)

ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000

Lessee: (full name and address including postcode)

TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000

Term: (number of years, or commencement to completion date)

from the Commencement Date to 30 June 2025

Commencement date:

15 March 2005

Rental: \$1,500,000.00 p.a.

\$ [Total of rent received from Growers under the Sub-lease] per annum

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)

As appears from the annexure of 12 pages, making 14 in total

Dated: 15 March 2005

The signing clauses for the Lessor and the Lessee are on the annexure pages



AD506266S-1-1

1/11/2005

## ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

### Transfer of Land Act 1958

This is page 6 of *Approved Form 26 (Lease)* dated 15 March 2005 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 371 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

### 5. USE OF LAND

5.1. Subject to Clause 5.2, the Lessee must only use the Land in accordance with the Constitution, the Almondlot Management Agreement and the Sub-leases.

5.2. The Lessee may only use the Land in any other manner with the prior and express written consent of the Lessor, which consent may be given or refused at the absolute discretion of the Lessor.

### 6. GOVERNMENT REQUIREMENTS

6.1. The Lessor must comply with all statutes, ordinances, orders or regulations of any Commonwealth, State or local authority affecting or relating to the Land.

### 7. INSPECTION OF LAND

7.1. The Lessor may, at all reasonable times, enter upon the Land and view its state of repair.

### 8. QUIET ENJOYMENT

8.1. The Lessee may, during the term of this Lease, possess the Land without interruption from the Lessor or any person claiming through it, except to the extent that the interruption is expressly permitted by this Lease.

### 9. ASSIGNMENTS, SUB-LEASES AND MORTGAGES

9.1. Assignment by Lessee



AD506266S-8-2

Subject to clause 9.2, the Lessee must not assign its interest under this Lease or transfer, sublet or part with possession of the Land or any part of the Land without the prior written consent of the

Approval No. 330036A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages
3. The Annexure Pages must be properly identified and signed by the pt attached.
5. All pages must be attached together by being stapled in the top left co

**AD506266S**

17/03/2006 \$120 66





## ANNEXURE PAGE



AD506266S-7-1

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 7 of Approved Form 26 (Lease) dated 15 March 2005 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

for and on behalf of Timbercorp Securities Limited

For and on behalf of Almond Land Pty Ltd

Lessor, which consent is not to be unreasonably withheld in the case of an assignment of the whole of its interest.

### 9.2. Lessor consents to Lessee sub-letting

The Lessor consents and authorises the Lessee to enter into Sub-leases with Growers.

### 9.3. Upon this Lease terminating for whatever reason, the Lessor irrevocably authorises and consents to the granting or continuation (or both) by the Growers of a right to occupy or use the Land granted under the Sub-leases, on the same terms as the Growers are granted Sub-leases, whether before or after the execution of this Lease, and with the Lessor accepting the obligations of the Lessee to the Growers under Sub-leases.

### 9.4. Lessee must not mortgage its interest

The Lessee must not mortgage, charge or otherwise encumber its estate or interest in this Lease without prior written consent of the Lessor. The consent may be granted conditionally or may be refused if the security documents entitle the mortgagee to enter into possession of the Land. In any other case, the consent must not be unreasonably withheld by the Lessor.

## 10. DEFAULT AND RE-ENTRY

### 10.1. Default by Lessee

The Lessor and the Lessee covenant and agree that the following are events of default under this Lease:

- (a) the Rent due under Clause 3 remains unpaid for a period of six months after demand.; or

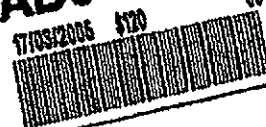
Approval No. 330036A

# A1



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2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached.
3. The Annexure Pages must be properly identified and signed by the person attaching them.
5. All pages must be attached together by being stapled in the top left.

AD506266S



17/03/2005 120

66

## Lease

Section 66(1) Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: Stedman Cameron

Phone: 9670 7211

Address: 446 Collins Street, Melbourne (DX 217)

Ref: A60045 (Carina West))

Customer Code: 1608A



Form 26

**AE191015K**



The Lessor leases to the Lessee the land for the term and yearly rental specified subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this lease and subject to the covenants and conditions contained in this lease.

1: (volume and folio reference)

Volume 10874 Folio 093

Lessor: (full name)

**ALMOND LAND PTY LTD ACN 091 460 392 Level 8, 461 Bourke Street, Melbourne, Victoria, 3000**

Lessee: (full name and address including postcode)

**TIMBERCORP SECURITIES LTD ACN 092 311 469 Level 8, 461 Bourke Street Melbourne, Victoria, 3000**

Term: (number of years, or commencement to completion date)

**from the Commencement Date to 30 June 2025**

Commencement date:

**15 March 2005**

Rental:

**\$80,000 per annum**

Covenants: (set out any further covenants and conditions and the extent (if any) to which the covenants and powers implied under the Transfer of Land Act 1958 are to be negated or modified)

**As appears from the annexure of 13 pages, making 14 in total**

Dated: 30 January 2006

The signing clauses for the Lessor and the Lessee are on the annexure pages

ACL  
17/2/06.

## ANNEXURE PAGE


Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 6 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

### 6. GOVERNMENT REQUIREMENTS

- 6.1. The Lessor must comply with all statutes, ordinances, orders or regulations of any Commonwealth, State or local authority affecting or relating to the Land.

### 7. INSPECTION OF LAND

- 7.1. The Lessor may, at all reasonable times, enter upon the Land and view its state of repair.

### 8. QUIET ENJOYMENT

- 8.1. The Lessee may, during the term of this Lease, possess the Land without interruption from the Lessor or any person claiming through it, except to the extent that the interruption is expressly permitted by this Lease.

### 9. ASSIGNMENTS, SUB-LEASES AND MORTGAGES

#### 9.1. Assignment by Lessee

Subject to clause 9.2, the Lessee must not assign its interest under this Lease or transfer, sublet or part with possession of the Land or any part of the Land without the prior written consent of the Lessor, which consent is not to be unreasonably withheld in the case of an assignment of the whole of its interest.

#### 9.2. Lessor consents to Lessee sub-letting

The Lessor consents and authorises the Lessee to enter into sub-leases with Growers.

#### 9.3. Following Termination

Approval No. 330056A

A1



1. If there is insufficient space to accommodate the required information in a panel of the Approved Form insert the words "See Annexure Page 2" (or as the case may be) under the appropriate panel heading. **THE BACK**
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3. The Annexure Pages must be properly identified as attached.
5. All pages must be attached together by being stapled

**AE191015K**



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1 Form to which it is

## ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 7 of *Approved Form 26 (Lease)* dated 30 January 2006 between ALMOND LAND PTY LTD  
ACN 091 460 392 and TIMBERCORP SECURITIES LTD ACN 092 311 469

Signatures of the parties:

  
for and on behalf of Timbercorp Securities Limited

  
For and on behalf of Almond Land Pty Ltd

Upon this Lease terminating for whatever reason, the Lessor irrevocably authorises and consents to the granting or continuation (or both) by the Growers of a right to occupy or use the Land granted under the Sub-leases (Carina West), on the same terms as the Growers are granted sub-leases, whether before or after the execution of this Lease, and with the Lessor accepting the obligations of the Lessee to the Growers under Sub-leases (Carina West).

#### 9.4. Lessee must not mortgage its interest

The Lessee must not mortgage, charge or otherwise encumber its estate or interest in this Lease without prior written consent of the Lessor. The consent may be granted conditionally or may be refused if the security documents entitle the mortgagee to enter into possession of the Land. In any other case, the consent must not be unreasonably withheld by the Lessor.

### 10. DEFAULT AND RE-ENTRY

#### 10.1. Default by Lessee

The Lessor and the Lessee covenant and agree that the following are events of default under this Lease:

- (a) the Rent due under Clause 3 remains unpaid for a period of six months after demand.; or
- (b) the Lessee commits or permits to occur any material breach or default in the due and punctual performance of any of its obligations under this Lease.

#### 10.2. Re-entry by Lessor

The Lessor will have the right to re-enter the Land if an act of default in clause 10.1 has not been rectified by the Lessee to the Lessor's reasonable satisfaction within three months of the Lessee receiving written notice from the Lessor requesting such rectification.

Approval No. 330056A

# A1



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5. All pages must be attached together by being stapled.

## AE191015K



the Annexure Page  
TO BE USED  
with  
Form to which it is

A 2003 005A

**Sub-lease Deed**  
**(Carina West)**

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Carina West Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

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## **4. TERM**

### **4.1 Term**

- (a) This Deed will commence on the Commencement Date.
- (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
  - (I) the date which is one day before the expiry or termination of the Head Lease (Carina West);
  - (II) termination of the Participating Grower's Participating Interest in the Project;
  - (III) 30 June 2025; and
  - (IV) termination of the Project.

### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the Relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the Relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the Relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the Relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).

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## **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;
- (b) allow the Participant Grower to peaceably and quietly hold and enjoy the Almondlots without any interruption by Timbercorp Securities or any person claiming through or under Timbercorp Securities;
- (c) not store or use any chemical, inflammable, noxious or dangerous substances in a manner which is likely to result in damage to vegetation,

- 
- crops or water reserves on the Almondlots;
  - (d) comply with the provisions of the Head Lease (Carina West);
  - (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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## **7. RENT**

### **7.1 Fee**

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- (a) Where the Participant Grower is an **Early Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Carina West Lot:
- (i) for the period from the Commencement Date until 30 June 2005, nil per annum;
  - (ii) for each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Carina West Lot Proportion payable on 31 October 2005, 2006, 2007, 2008 and 2009;
  - (iii) for the Financial Year ending 30 June 2011, an amount equal to \$1,272.73 multiplied by the Carina West Lot Proportion, payable on 31 October 2010; and
  - (iv) on 31 October of each subsequent Financial Year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, Indexed.
- (b) Where the Participant Grower is a **Post 30 June Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Carina West Lot:
- (i) For the period from the Commencement Date until 30 June 2006, \$454.55 multiplied by the Carina West Lot Proportion payable on or before the Commencement Date;
  - (ii) for each subsequent Financial Year of the Term, the same rent as is payable by a Early Grower, payable on 31 October of each Financial Year.

## **7.2 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups) Weighted Average of Eight Capital Cities is discontinued or suspended, such other index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause 7.2 must be borne equally between Timbercorp Securities and the Participant Grower.

## **7.3 Capacity**

All rent and other amounts paid to Timbercorp Securities under this Deed are paid to Timbercorp Securities in its personal capacity.

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# **8. GROWER'S OBLIGATIONS**

## **8.1 Permitted use**

The Participant Grower must use the Carina West Lot solely for the purpose of the Almondlot Operations.

## **8.2 Grower's duties**

The Participant Grower must, at its expense:



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## **9.2 Rights**

The Land Owner:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.

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## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

### **10.1A Deemed termination**

This Deed will terminate with immediate effect if the the Stapled Sub-lease in respect of the Nanadie Lots is terminated other than as a result of circumstances described in clauses 10.3 and 10.4 of that sub-lease.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required under this Deed in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Deed in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp Securities has served a written notice on the Participant Grower requiring the Participant Grower to remedy the breach.
- (b) The written notice referred to in paragraph 10.2(a) must specify the breach

A 2005 CCGE

**Sub-lease Deed**  
(Nenandle)

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Nenandle Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

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- (ii) such additional water licences do not attach to the Almondlots of any of the Participant Growers, are not attributable to the Project and will at all times remain the property of the Land Owner.
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## **4. TERM**

### **4.1 Term**

- (a) This Deed will commence on the Commencement Date.
- (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
- (i) the date which is one day before the expiry or termination of the Head Lease (Nenandie);
  - (ii) termination of the Participating Grower's Participating Interest in the Project;
  - (iii) 30 June 2025; and
  - (iv) termination of the Project.

### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the Relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the Relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the Relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the Relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).

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## **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;

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## **7. RENT**

### **7.1 Fee**

- (a) Where the Participant Grower is an **Early Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Nenandle Lot:
- (i) for the period from the Commencement Date until 30 June 2005, nil per annum;
  - (ii) for each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Nenandle Lot Proportion payable on 31 October 2005, 2006, 2007, 2008 and 2009;
  - (iii) for the Financial Year ending 30 June 2011, an amount equal to \$1,272.73 multiplied by the Nenandle Lot Proportion, payable on 31 October 2010; and
  - (iv) on 31 October of each subsequent Financial Year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, Indexed.
- (b) Where the Participant Grower is a **Post 30 June Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Nenandle Lot:
- (i) For the period from the Commencement Date until 30 June 2006, \$454.55 multiplied by the Nenandle Lot Proportion payable on or before the Commencement Date;
  - (ii) for each subsequent Financial Year of the Term, the same rent as is payable by a Early Grower, payable on 31 October of each Financial Year.

### **7.2 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups) Weighted Average of Eight Capital Cities is discontinued or suspended, such other index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause 7.2 must be borne equally between Timbercorp Securities and the Participant Grower.

### **7.3 Capacity**

All rent and other amounts paid to Timbercorp Securities under this Deed are paid to Timbercorp Securities in its personal capacity.

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The Land Owner must:

- (a) duly and punctually pay or cause to be paid all rates, taxes and other charges levied by any government or competent authority in respect of all Almondlots; and
- (b) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by the Land Owner.

## **9.2 Rights**

The Land Owner:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.

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## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

#### **10.1A Deemed termination**

This Deed will terminate with immediate effect if the Stapled Sub-lease in respect of either the Carina West Lots or Wangera Lots (as applicable) is terminated other than as a result of circumstances described in clauses 10.3 and 10.4 of that sub-lease.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required

A 2005 ROSL

**Sub-lease Deed**  
(Wangera)

**Almond Land Pty Ltd**

**Timbercorp Securities Limited**

**Each several Participant Grower  
named in Schedule to this Deed**

**2005 Timbercorp Almond Project**

**[Wangera Sub-lease - New]**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527

- 
- (a) This Deed will commence on the Commencement Date.
  - (b) Subject to clauses 6, 10.1 to 10.3 and clauses 10.5 and 12, this Deed will continue until the earlier of:
    - (i) the date which is one day before the expiry or termination of the Head Lease (Wangera);
    - (ii) termination of the Participating Grower's Participating Interest in the Project;
    - (iii) 30 June 2025; and
    - (iv) termination of the Project.

#### **4.2 Grower's Obligations Upon Termination**

- (a) At the end of this Deed, the Participant Grower must return the Relevant Almondlots to the Land Owner in good condition, but the Participant Grower is not required to remove Almond Trees or restore the Relevant Almondlots to their original condition.
- (b) Any structures or plant and equipment of any description which belong to the Participating Grower must be removed from the Relevant Almondlots within 30 days after the end of this Deed. If the Participating Grower does not comply with this requirement then, as between Timbercorp Securities, the Land Owner and the Participant Grower, all structures and plant and equipment remaining on the Relevant Almondlots at the time will become the absolute property of the Land Owner.
- (c) The Land Owner has no obligation to pay the Participant Grower or Timbercorp Securities any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).
- (d) Timbercorp Securities has no obligation to pay the Participant Grower any compensation at the end, or on termination, of this Deed, including for any structures and plant and equipment remaining on the Relevant Almondlots that become the absolute property of the Land Owner in accordance with paragraph 4.2(b).

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### **5. TIMBERCORP SECURITIES' OBLIGATIONS AND RIGHTS**

#### **5.1 Obligations**

Timbercorp Securities must:

- (a) maintain for the Term of the Project all local, State and Commonwealth government approvals, licences or permits required for the establishment and ownership of all the Almondlots;
- (b) allow the Participant Grower to peaceably and quietly hold and enjoy the Almondlots without any interruption by Timbercorp Securities or any person claiming through or under Timbercorp Securities;
- (c) not store or use any chemical, inflammable, noxious or dangerous substances in a manner which is likely to result in damage to vegetation, crops or water reserves on the Almondlots;
- (d) comply with the provisions of the Head Lease (Wangera);

- 
- (e) not create any encumbrances over the Land or the Almondlots or any part of the Land or the Almondlots ranking in priority to the interests of the Participant Growers under this Deed other than the Deeds referred to in clause 6.1;
  - (f) take all necessary measures to ensure that any fires which may occur or be lit on any neighbouring land owned or occupied by Timbercorp Securities are properly controlled and supervised; and
  - (g) comply with all laws and regulations relating to the use and occupancy of any neighbouring land occupied by Timbercorp Securities.

## **5.2 Rights**

Timbercorp Securities:

- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed and the Almondlot Management Agreement with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers which gives access to the Almondlots;
- (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner or other Participant Growers;
- (c) may at its own expense erect and maintain a sign on the Almondlots detailing such matters as Timbercorp Securities reasonably considers appropriate.

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## **6. CONDITIONS PRECEDENT**

### **6.1 Conditions Precedent**

This Deed is subject to and conditional on:

- (a) the Participant Grower entering into the Almondlot Management Agreement with Timbercorp Securities; and
- (b) the contemporaneous execution of the Stapled Head Leases; and
- (c) the contemporaneous execution of the Stapled Sub-lease;

on or before the Commencement Date in respect of the Relevant Almondlots.

### **6.2 Reasonable Endeavours**

Each of Timbercorp Securities, the Land Owner and the Participant Grower will use all reasonable endeavours to ensure that the conditions specified in clause 6.1 are satisfied as soon as is reasonably practicable, and where required will keep each other fully informed as to progress towards satisfaction of the conditions.

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## **7. RENT**

### **7.1 Fee**

- (a) Where the Participant Grower is an Early Grower, the Participant Grower must pay to Timbercorp Securities the following rent per Wangera Lot:



- 
- (i) for the period from the Commencement Date until 30 June 2005, nil per annum;
  - (ii) for each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Wangera Lot Proportion payable on 31 October 2005, 2006, 2007, 2008 and 2009;
  - (iii) for the Financial Year ending 30 June 2011, an amount equal to \$1,272.73 multiplied by the Wangera Lot Proportion, payable on 31 October 2010; and
  - (iv) on 31 October of each subsequent Financial Year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, Indexed.
- (b) Where the Participant Grower is a **Post 30 June Grower**, the Participant Grower must pay to Timbercorp Securities the following rent per Wangera Lot:
- (i) For the period from the Commencement Date until 30 June 2006, \$454.55 multiplied by the Wangera Lot Proportion payable on or before the Commencement Date;
  - (ii) for each subsequent Financial Year of the Term, the same rent as is payable by a Early Grower, payable on 31 October of each Financial Year.

## **7.2 Discontinuance or suspension of CPI**

- (a) If the Consumer Price Index (All Groups) Weighted Average of Eight Capital Cities is discontinued or suspended, such other index number that most closely reflects changes in the cost of living for the eight capital cities of Australia as is mutually agreed between Timbercorp Securities and the Participant Grower will replace it as the new "CPI" or, if they fail to agree, such alternative index number, as in the opinion of an expert appointed by the President for the time being of the Institute of Chartered Accountants (Victorian Division) at the request of either of them most closely reflects changes in the cost of living for the eight capital cities of Australia will replace it as the new "CPI".
- (b) The cost of any expert determination carried out under this clause 7.2 must be borne equally between Timbercorp Securities and the Participant Grower.

## **7.3 Capacity**

All rent and other amounts paid to Timbercorp Securities under this Deed are paid to Timbercorp Securities in its personal capacity.

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# **8. GROWER'S OBLIGATIONS**

## **8.1 Permitted use**

The Participant Grower must use the Carina West Lot solely for the purpose of the Almondlot Operations.

## **8.2 Grower's duties**

The Participant Grower must, at its expense:

- (a) undertake the Almondlot Operations on the Wangera Lots;
- (b) use the Wangera Lots solely for the purpose of Almondlot Operations;

- 
- (a) is entitled to full and free access for the purposes of carrying out its obligations and exercising its rights under this Deed with or without vehicles to the Almondlots along any road or track or any neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person which gives access to the Almondlots;
  - (b) is entitled to full and free access with or without vehicles to the Relevant Almondlots for the purpose of accessing neighbouring land owned or occupied by Timbercorp Securities, the Land Owner, other Participant Growers or any other person.
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## **10. TERMINATION OF DEED**

### **10.1 Termination by the Participant Grower**

The Participant Grower may terminate this Deed by notice in writing to Timbercorp Securities immediately, if:

- (a) Timbercorp Securities goes into liquidation, other than for the purposes of reconstruction or amalgamation, or a Controller or Administrator is appointed in relation to the undertaking of the Land Owner or Timbercorp Securities or any part of its undertaking;
- (b) Timbercorp Securities ceases to carry on business; or
- (c) either the Land Owner or Timbercorp Securities fails or neglects to pay any moneys due to the Participant Grower, or is in default of any material obligation under this Deed and such default continues for a period of 3 months after receipt by the Land Owner or Timbercorp Securities, as appropriate, of written notice from the Participant Grower specifying the default and requesting that the default be remedied, except where the Land Owner or Timbercorp Securities, as appropriate, has advised the Participant Grower of a plan of remedial action to satisfy any such duty and has substantially completed such plan.

#### **10.1A Deemed termination**

This Deed will terminate with immediate effect if the Stapled Sub-lease in respect of the Nanadie Lots is terminated other than as a result of circumstances described in clauses 10.3 and 10.4 of that sub-lease.

### **10.2 Termination by Timbercorp Securities**

- (a) Subject to paragraph 10.2(b) and without prejudice to Timbercorp Securities' rights under clause 12, Timbercorp Securities may terminate this Deed in respect of all the Almondlots of the Participant Grower, with immediate effect, if the Participant Grower fails to make a payment within the time required under this Deed in relation to any Almondlot of the Participant Grower or the Constitution or commits a material breach of this Deed in relation to any Almondlot of the Participant Grower or the Constitution and fails to remedy the breach or make reasonable compensation in money within 30 days after Timbercorp Securities has served a written notice on the Participant Grower requiring the Participant Grower to remedy the breach.
- (b) The written notice referred to in paragraph 10.2(a) must specify the breach and request the breach to be remedied.
- (c) The Deed will terminate if Timbercorp Securities exercises its rights under

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(IN LIQUIDATION)  
ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(IN LIQUIDATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF THE  
2005 TIMBERCORP ALMOND PROJECT (ARSN 112 935 092)  
First Plaintiff**

**MARK ANTHONY KORDA and LEANNE CHESSER  
Second and Third Plaintiffs**

**SUPPLEMENTARY AND REPLY AFFIDAVIT OF MARK ANTHONY KORDA**

**2005 TIMBERCORP ALMOND PROJECT (ARSN 112 935 092)**

Date of document: 7 July 2009

Filed on behalf of: the Plaintiffs

Prepared by:

Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwiern)

I, **MARK ANTHONY KORDA**, of Level 24, 333 Collins Street, Melbourne, in the state of Victoria, Chartered Accountant, SAY ON OATH that:

- 1 I am the liquidator of the first plaintiff Timbercorp Securities Limited (TSL) with Leanne Kylie Chesser. Except where I otherwise indicate, I make this affidavit from my own knowledge. Where I depose to matters from information or belief, I believe those matters to be true. I am authorised by Ms Chesser to make this affidavit on her behalf. References in this affidavit to "we", "us", "our" or "ourselves" are references to Ms Chesser and me.

*mk*

*ell*

- 2 On 23 April 2009, we were appointed as voluntary administrators of TSL pursuant to section 436A of the *Corporations Act 2001 (Cth)* (Act). Other partners of KordaMentha Pty Ltd (ACN 100 169 391) (KordaMentha) and I were appointed as voluntary administrators of Timbercorp Limited (ACN 055 185 067) (Timbercorp) and 39 of its wholly owned subsidiaries (Timbercorp Group Companies).
- 3 On 29 June 2009 the voluntary administrators convened a meeting of the creditors of TSL and a separate meeting of the creditors of Timbercorp Group Companies. The creditors resolved to wind up TSL and the Timbercorp Group Companies respectively. I am therefore now a liquidator of TSL.
- 4 I make this affidavit to supplement my previous affidavit regarding the 2005 Timbercorp Almond Project (ARSN 112 935 092) (2005 Almond Scheme Affidavit). I also make this affidavit in reply to the affidavit of Stephen Lynch sworn 3 July 2009 (Lynch Affidavit).
- 5 In my 2005 Almond Scheme Affidavit I defined terms for certain entities and agreements and I adopt the same defined terms in this affidavit.
- 6 **Month by Month Cashflow Analysis**
- 6.1 In my 2005 Almond Scheme Affidavit I did not to provide detailed analysis of the projected month-by-month cashflow of the 2005 Almond Scheme for the 2010 Harvest Result. My staff have now collated this information using Timbercorp management data. My staff have prepared a spreadsheet detailing the projected cashflow, including receipts, costs and distributions, for the 2010 Harvest Result (Cashflow Analysis). Now produced and shown to me marked MAK-12 is the Cashflow Analysis.
- 6.2 Some obligations to provide scheme services, such as capital expenditure for water, lie contractually with a Timbercorp Group Company rather than TSL. Those Timbercorp Group Companies are unable to meet their obligations due to their insolvency. It is therefore assumed for the purpose of the analysis that TSL will step in to ensure the services are provided to facilitate the continuation of the scheme. It is necessary to look through to the obligations that the Timbercorp Group has with various external service providers. If these obligations are not met by TSL then the scheme cannot continue.

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- 6.3 The Cashflow Analysis shows the timing of scheme receipts and expenses. It shows that the expenses the 2005 Almond Scheme incurs are not matched to when those costs can be recovered from the Growers. To demonstrate this, the Cashflow Analysis shows when receipt of proceeds from crop sales and Grower receipts are projected to occur. The projection is based on Timbercorp management's estimate of when crop sale proceeds are received and historical data of the timing and percentage of Grower receipts across the months of the 2010 Harvest Result. (This is explained in more detail at paragraph 7.5 below). These estimates are compared to estimates of when the operating costs of the scheme need to be met.

## **7 Monthly Scheme Receipts**

### *Crop Sale Proceeds*

- 7.1 The first line of the Cashflow Analysis shows the total estimated net sale proceeds for the 2010 Harvest Result. This assumes that 10% of the proceeds are received in the 2009-2010 financial year (FY10) of the 2010 Harvest Result, and 90% are received after the end of FY10. This is because the harvest does not end until April each year and historically only 10% of proceeds are received in the financial year of the harvest.
- 7.2 The total estimated net sale proceeds is the same as that shown in the Solvency Spreadsheet.
- 7.3 The Cashflow Analysis does not incorporate any of the anticipated distributions to Growers from the 2008 and 2009 crops. I believe based on legal advice and the observations made by Finkelstein J in the Federal Court of Australia No. VID 332 of 2009 and No. VID 335 of 2009 on 6 and 7 May 2009 (transcript exhibited as MAK-12 to my 2001 Almond Scheme Affidavit) that these proceeds are an entitlement of the Growers unless stated in the Key Scheme Documents and not otherwise available to meet working capital requirements of the Scheme. Other than the fees that TSL is entitled to deduct pursuant to the Key Scheme Documents before distribution of the balance to the Growers, I believe there are no provisions to retain these funds to meet working capital requirements.
- 7.4 The Cashflow Analysis does not include prior years' crop sale proceeds of Growers who have defaulted on their obligation to pay. The Constitution (exhibited as MAK-1 to my 2005 Almond Scheme Affidavit) states that TSL is entitled to use the defaulting Grower's prior year proceeds to satisfy the Grower's obligations, as set out in clause 13.7 of the Constitution. Defaulting Grower's crop sale proceeds are receipted to

reimburse TSL (and form an asset of TSL available for all of its creditors). The surplus (if any) is paid to the Grower. The defaulting Grower's crop proceeds are not therefore part of the Cashflow Analysis as they are not a 2005 Almond Scheme asset.

#### *Grower Scheme Costs*

- 7.5 The Cashflow Analysis shows another line of estimated scheme receipts from the Growers paying invoices for scheme costs. This is shown on the line "Grower Scheme Costs" and includes what Timbercorp management refer to as the "Admin Fee", the "Operating Costs", "Temp Water" and the "Licence Fee" (see paragraphs 8 and 11 of my 2005 Almond Scheme Affidavit for an explanation of these costs). The Grower Scheme Costs are shown as received from October 2009 to March 2010. This is because in accordance with the Grower Agreement, Growers can only be invoiced once each year. For the 2005 Almond Scheme, in accordance with clause 11 of the Grower Agreement, Growers are required to pay by 31 October each year. Now produced and shown to me marked MAK-13 is a copy of clause 11.3 of the Grower Agreement as amended by supplementary Grower Agreement dated 1 October 2008. (Clause 11 of the Grower Agreement (without the supplementary clause) is exhibited at MAK-5 of my 2005 Almond Scheme Affidavit).
- 7.6 The analysis assumes that 33.9% of Growers will pay their invoices by 31 October 2009, 37.0% in November, 10.6% in December, 3.0% in January, 5.1% in February and 2.1% in March or April and that 8.3% will not pay their invoices at all. I am informed by Mark Pryn, General Manager, Accounting and Treasury of Timbercorp and believe that this reflects the actual timing of receipts by value issued to Growers in October 2008 for all TSL schemes (with the exception of the 1998 and 1999 Eucalypt Schemes which are invoiced in May of each year and the Table Grape Schemes which were not invoiced at all in October 2008). The Cashflow Analysis assumes that if invoices are raised in October 2009 that the same pattern of receipts would be observed.
- 7.7 The actual pattern is likely to be different given the liquidation of TSL and the Timbercorp Group Companies. As I discuss in paragraph 12 of my 2005 Almond Scheme Affidavit, we consider that some Growers would default on payment of the scheme costs if they were invoiced and that the proportion of defaulting Growers is likely to increase (compared to the number of defaults on invoices raised in October 2008) given the liquidation of TSL and the Timbercorp Group Companies. I also note

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that for any Growers who do default on their obligations, TSL has to bear the burden of meeting their costs until such time as the crop sale proceeds are receipted (from June 2010). In the interim, TSL does not have the working capital to fund these Growers' obligations.

#### *Deductions from Crop Sale Proceeds*

- 7.8 The other source of estimated scheme receipts is the deductions that TSL is entitled to make before distributing the "Total Grower Proceeds". These deductions are shown in the line "Deductions from Crop Proceeds". For the 2005 Almond Scheme, TSL is entitled to deduct from Grower proceeds what Timbercorp management refer to as the "TIM Management Fee", which is calculated as a percentage of the gross proceeds from crop sales. The entitlement to deduct "TIM Management Fee" is in clause 11 of the Grower Agreement. The deductions from crop sale proceeds only occur from June 2010 when the first sale proceeds are projected to be receipted.
- 7.9 The Cashflow Analysis assumes that only Growers who pay their invoices will receive a distribution of crop sale proceeds. We have assumed (as discussed in paragraph 7.6 above) that 8.3% of Growers will default on their obligation to pay. Accordingly the Cashflow Analysis assumes that only 91.7% of "Total Grower Proceeds" will be distributed to Growers.

#### **8 Monthly Scheme Costs & Distributions**

- 8.1 Costs to an equivalent amount to the "TIM Management Fee" and the "Admin Fee" charged to Growers could have been shown as incurred across the 2010 Harvest Year as arguably, the Timbercorp Group are incurring these costs over the course of the year in the provision of the necessary corporate services (for example for finance, Grower management, information technology, communications, horticultural and legal services), not just when they are entitled to invoice Growers. For simplicity we have chosen not to allocate a share of these fees across the 2010 Harvest Year and have instead assumed that the cost is incurred when crop proceeds are received. We note that if this allocation method was applied to all TSL schemes the Timbercorp Group Companies would be required to fund any working capital requirements arising from the need to provide corporate services prior to the "Admin Fee" being recovered from Grower invoices or the "TIM Management Fee" being recovered from crop proceeds.
- 8.2 Operating Costs - Select invoices AMPL monthly in arrears for operating costs. Certain Timbercorp Group Companies own 11.5% of the shares in Select. However

Select is not a Timbercorp Group Company. These costs must be paid as they fall due to continue the scheme. Under the Orchard Management Agreement between AMPL and Select, Select have a limited right of set off. While this allows Select to off set their costs against certain harvest proceeds, Select have told Andrew Malarkey of KordaMentha that beyond 30 June 2009 they may be unwilling to continue meeting their obligation under the Orchard Management Agreement unless their costs are met in full. AMPL is in liquidation and is unable to meet this cost. But for the insolvency of the Timbercorp Group Companies, AMPL would be able to recover these operating costs from TSL under the Management Agreement between AMPL and TSL. As such, the Cashflow Analysis shows the obligation falling to TSL. This gives rise to a working capital requirement to the extent the costs are incurred before they are recoverable from Growers.

8.3 Temporary water - Timbercorp management have estimated when temporary water for the 2010 crop will be required. If temporary water is not purchased the almond trees cannot be fully irrigated and there will be no, or reduced, crop yield and the almond trees will be damaged or die. AMPL is in liquidation and unable to meet this cost. As such, the cashflow shows the obligation falling to TSL. This gives rise to a working capital requirement to the extent the costs are incurred before they are recoverable from Growers.

8.4 Occupancy Cost - The Land for the 2005 Almond Scheme is the subject of a chain of occupancy agreements pursuant to which licence fees or rental is paid. This chain is described in paragraph 5.2(d) of my 2005 Almond Scheme Affidavit. The liquidator's solicitors have also prepared a summary of the chain of occupancy agreements and the amount payable under each (**Occupancy Summary**). Now produced and shown to me marked **MAK-14** is the Occupancy Summary. Under the Yungera Head Lease, Timbercorp is obliged to pay rental to Trust Company Australia Limited (ABN 59 004 027 749) quarterly in advance. Timbercorp is in liquidation and is unable to meet this cost. For the scheme to continue however it is obviously essential that the Land is occupied for the purposes of the 2005 Almond Scheme. As such the Cashflow Analysis shows the obligation as falling to TSL. This is included in the line "Occupancy Cost - External" as the Trust Company Australia is not a Timbercorp Group Company. This includes rent, rates, taxes and insurance. TSL is also the lessee in each of four head leases - the Carina West Head Lease, the Naninga Head Lease, the Nenandie Head Lease and the Wangera Head Lease - where the Landowner is a Timbercorp Group Company. Its obligation under each of these

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Head Leases is only to "pass through" the amount of rent TSL receives from the Growers. As such the Cashflow Analysis shows the "Occupancy Cost - Internal" arising only as monies are receipted from the Growers included in the line "Grower Scheme Costs".

- 8.5 Water and non-Water Capital Expenditure - Toby Smith, Operations Manager (Horticulture) of Timbercorp has informed me that permanent water and irrigation infrastructure is required to be readied for the high water use periods of spring and summer. This advice is the basis of the phasing of capital expenditure requirements for the 2005 Almond Scheme. As such the analysis spreads capital expenditure equally over August, September and October in preparation for the high water use periods. The analysis assumes that TSL will have to step in for the Landowner as it will be unable to meet this commitment.

*Net Operating Cashflow*

- 8.6 The analysis of the estimated 2010 Harvest Result on a month-by-month basis identifies a shortfall from July to September 2009. It shows that during this period there will be an estimated "Cumulative Scheme Cashflow - Before CAPEX" of \$4,510,000 (Shortfall). The Shortfall cannot be funded by the Growers as they are not required to pay before 31 October 2009 and TSL does not have the capacity to meet the Shortfall. The 2005 Almond Scheme is therefore insolvent.
- 8.7 Furthermore, to the extent that additional capital expenditure is required (that cannot be recovered from Growers under the Key Scheme Documents) TSL's "Cumulative Net Cashflow" deficit to the end of September 2009 is estimated at \$10,478,000 (Shortfall with CAPEX).
- 8.8 In summary, the analysis suggests that the 2005 Almond Scheme is insolvent because:
- a) There is an estimated "Cumulative Scheme Cashflow - Before CAPEX" deficit of \$4,510,000 to the end of September 2009; and
  - b) TSL does not have the capacity to fund the capital expenditure of \$5,968,000 identified as necessary to the end of September 2009.
- 8.9 In other words the 2005 Almond Scheme cannot meet these expenses as they fall due for payment.

*Additional Analysis*

- 8.10 The Timbercorp Group had planned on acquiring permanent water rights to the value detailed in the "Water – Capital Expenditure" line of the Cashflow Analysis. An alternative approach would be to defer the acquisition of permanent water rights and replace it with additional temporary water for the 2010 crop. The cost of acquiring additional temporary water is detailed in the Cashflow Analysis, in the penultimate line. The net impact on the 2010 Harvest Result of purchasing additional temporary water, rather than acquiring permanent water, would be to reduce the cash required over the 2010 Harvest Result by \$6,971,000. This is arrived at by subtracting the total "Water – Capital Expenditure" and adding instead the total "Alternative: Replace PWR water with Temp Water".

## **9 Lynch Affidavit**

- 9.1 Exhibited as SL-1 is a report prepared by Mr Lynch reviewing the assumptions and variables in the Solvency Analysis and Viability Analysis in my 2005 Almond Scheme Affidavit (Report)
- 9.2 A key assumption of the Report is that clause 13.7 of the Constitution allows TSL to withhold Grower's sale proceeds from the 2009 harvest result to fund costs for the 2010 harvest (paragraphs 4.1 and 4.9). Clause 13.7 of the Constitution is exhibited to my 2002 Almond Scheme Affidavit as MAK-5. As discussed in paragraph 7.3 above, I believe that the Constitution only allows deductions that are specified in the Key Scheme Documents. The Key Scheme Documents make no provisions for deductions to take place across harvest results. Each harvest year operates independently, with the exception of a "true up" clause appearing at paragraph 113 of Grower Agreement (exhibited as MAK-13) that requires TSL to notify the Grower of the actual costs for the preceding financial year and invoice the Grower for costs that exceeded the previous year's estimate or reduce the current year's invoice where it over-estimated the expenses in the previous financial year. It is therefore not possible to use the 2009 harvest proceeds in the way suggested.
- 9.3 Paragraph 4.1 the Report Mr Lynch also suggests that the Growers can be invoiced early. As I have discussed (paragraph 7.5 above) under the Key Scheme Agreements we cannot invoice the Grower's early as there is no right to do so.
- 9.4 Mr Lynch also suggests deferring or varying "TIM Management Fee" and the "Admin Fee" and the "Licence Fee" (paragraph 4.1). The "Licence Fee" (shown on the Cashflow Analysis as "Occupancy Cost - External") cannot be deferred but the Cashflow Analysis does defer the "TIM Management Fee" and the "Admin Fee" to the

end of the financial year. This does not however alter the Shortfall for July to September.

9.5 The adjustments that Mr Lynch suggests to the almond price, temporary water price and estimated yield similarly do not address the fundamental problem of the Shortfall. Only altering the temporary water price would have any impact on the July to September Shortfall. Mr Lynch suggests the price should be \$300/ML. Toby Smith, Operations Manager (Horticulture) of Timbercorp has told me that the average price for water over the last 12 months was \$353/ML (ranging from \$270-\$580). Even if it was accepted that the price should be \$300/ML rather than \$350/ML that change would slightly reduce but would not eliminate the Shortfall. I agree with Mr Lynch's statement that:

9.6 A key assumption to achieving the results as per the projections for 2010 is early financing for working capital. Achieving the yields will require application of working capital for nutrition, orchard maintenance, pollination and water acquisition as soon as possible (paragraph 4.8).

9.7 It is the inability to finance that working capital that, along with the reasons referred to in my 2005 Almond Scheme Affidavit, leads us to the conclusion that the 2005 Almond Scheme is insolvent.

9.8 The 2005 Almond Scheme needs considerable working capital to meet its costs as these fall due. TSL is insolvent and cannot provide that working capital. Any replacement RE would need the financial strength to be able to meet the immediate working capital requirements. We have not been notified of the identity of a party willing to act as a replacement responsible entity and do not know whether it has the necessary financial strength to meet those requirements.

9.9 Even if a new responsible entity was appointed on the basis that it would:

- (a) seek an amendment to the Constitution to accelerate and increase Grower's payment obligations; and
- (b) seek contracts with other scheme service providers or renegotiate existing contracts;

it will take time for the necessary amendments to be made and payments to be received. Working capital will be required in the interim and therefore any replacement RE will need immediate access to cash.

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9.10 While it is ultimately a decision for the Growers as to whether or not they would prefer to have a replacement RE, we are obliged to act in the Growers' best interests. We are concerned to ensure that the Growers understand the risk of a new responsible entity being appointed that renders invoices to Growers but then, because it lacks the requisite financial strength, is unable to meet the working capital requirements of the scheme.

SWORN by the abovenamed deponent at )  
Melbourne in the State of Victoria )  
this 9 day of July 2009 )

  
\_\_\_\_\_

Before me:

  
\_\_\_\_\_

CHANTAL ENCAEV  
Arnold Bloch Leibler  
Level 21, 333 Collins Street  
Melbourne 3000  
An Australian Legal Practitioner within the  
meaning of the Legal Profession Act 2008

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**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(IN LIQUIDATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(IN LIQUIDATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF THE  
2005 TIMBERCORP ALMOND PROJECT (ARSN 112 935 092)  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSER  
Second and Third Plaintiffs**

**CERTIFICATE IDENTIFYING EXHIBIT**

Date of document: 9 July 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

This is the exhibit marked "MAK-12" now produced and shown to MARK ANTHONY KORDA at the time of swearing his affidavit on 9 July 2009.

Before me:



**CHANTAL ENCAVEY**

Arnold Bloch Leibler  
Level 21, 333 Collins Street  
Melbourne 3000

An Australian Legal Practitioner within the  
meaning of the Legal Profession Act 2004

**Exhibit "MAK-12"  
Cashflow Analysis**

## 2005 Almond Project

	Jul-09 (\$'000)	Aug-09 (\$'000)	Sep-09 (\$'000)	Oct-09 (\$'000)	Nov-09 (\$'000)	Dec-09 (\$'000)	Jan-10 (\$'000)	Feb-10 (\$'000)	Mar-10 (\$'000)	Apr-10 (\$'000)	May-10 (\$'000)	Jun-10 (\$'000)	Post Jun-10 (\$'000)	Total (\$'000)
Total Net Sales Proceeds	0	0	0	0	0	0	0	0	0	0	-	1,524	13,716	15,240
less: JV Partners Share	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Grower Proceeds	0	0	0	0	0	0	0	0	0	0	0	1,524	13,716	15,240
TIM Mgmt Fee	0	0	0	0	0	0	0	0	0	0	0	(69)	(617)	(686)
Admin Fee	0	0	0	0	0	0	0	0	0	0	0	(39)	(299)	(332)
Operating Costs	(760)	(1,228)	(1,338)	(1,067)	(976)	(752)	(503)	(701)	(1,512)	(2,038)	(1,742)	(838)	(1,167)	(14,823)
Temp Water	0	(57)	(348)	(210)	(494)	(530)	(852)	(104)	(148)	0	0	0	0	(2,238)
Occupancy Costs - Internal	0	0	0	0	0	(571)	(623)	(178)	(51)	(86)	(35)	0	0	(1,545)
Occupancy Costs - External	(578)	0	0	(578)	0	0	(578)	0	0	(578)	0	0	0	(2,311)
Total Operating Expenditure	(1,338)	(1,286)	(1,886)	(1,835)	(1,470)	(1,833)	(2,055)	(983)	(1,706)	(2,702)	(1,777)	(940)	(2,083)	(21,534)
Net Operating Cashflow (excl. CAPEX)	(1,338)	(1,286)	(1,886)	(1,835)	(1,470)	(1,833)	(2,055)	(983)	(1,706)	(2,702)	(1,777)	584	11,633	(6,694)
Cumulative Operating Cashflow - Before CAPEX	(1,338)	(2,624)	(4,510)	(6,365)	(7,835)	(9,668)	(11,743)	(12,726)	(14,432)	(17,134)	(18,911)	(18,327)	(6,694)	(6,694)
Project Receipts & Distributions - TSL														
Grower Scheme Costs	0	0	0	6,775	7,394	2,118	600	1,019	420	0	0	0	0	18,328
Distributions to Growers	0	0	0	0	0	0	0	0	0	0	0	(1,897)	(12,577)	(13,975)
Deductions from Crop Proceeds	0	0	0	0	0	0	0	0	0	0	0	69	617	686
Net Project Receipts & Distributions - TSL	0	0	0	6,775	7,394	2,118	600	1,019	420	0	0	(1,829)	(11,960)	5,037
Net Scheme Cashflow - Before CAPEX	(1,338)	(1,286)	(1,886)	4,920	5,924	266	(1,456)	36	(1,286)	(2,702)	(1,777)	(745)	(328)	(1,657)
Cumulative Scheme Cashflow - Before CAPEX	(1,338)	(2,624)	(4,510)	410	6,334	6,600	5,144	3,180	3,894	1,192	(583)	(1,330)	(1,657)	(1,657)
Water - Capital Expenditure	0	(2,474)	(2,474)	(2,474)	0	0	0	0	0	0	0	0	0	(7,423)
Non-Water - Capital Expenditure	0	(509)	(509)	(509)	0	0	0	0	0	0	0	0	0	(1,528)
2010 Capital Expenditure	0	(2,984)	(2,984)	(2,984)	0	0	0	0	0	0	0	0	0	(8,952)
Net Op Cashflow (after Receipts and CAPEX)	(1,338)	(4,270)	(4,869)	1,936	5,924	266	(1,456)	36	(1,286)	(2,702)	(1,777)	(745)	(328)	(10,609)
Cumulative Net Cashflow	(1,338)	(5,608)	(10,478)	(8,542)	(2,618)	(2,352)	(3,808)	(3,772)	(5,058)	(7,760)	(9,537)	(10,282)	(10,609)	(10,609)
Additional Information:														
Alternative: Replace PWR water with Temp Water	0	(12)	(70)	(42)	(100)	(107)	(71)	(21)	(29)	0	0	0	0	(452)
JV Partner: Unfunded share of operating deficit	0	0	0	0	0	0	0	0	0	0	0	0	0	0

"MAR-12"

**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

**IN THE MATTER OF TIMBERCORP SECURITIES LIMITED  
(IN LIQUIDATION)**

**ACN 092 311 469**

**TIMBERCORP SECURITIES LIMITED  
(IN LIQUIDATION) ACN 092 311 469  
IN ITS CAPACITY AS RESPONSIBLE ENTITY OF THE  
2005 TIMBERCORP ALMOND PROJECT (ARSN 112 935 092)  
First Plaintiffs**

**MARK ANTHONY KORDA and LEANNE KYLIE CHESSEY  
Second and Third Plaintiffs**

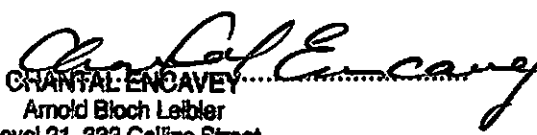
**CERTIFICATE IDENTIFYING EXHIBIT**

Date of document: 9 July 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
Fax: 9229 9900  
Ref: 011499489  
(Leon Zwier)

This is the exhibit marked "**MAK-13**" now produced and shown to **MARK ANTHONY KORDA**  
at the time of swearing his affidavit on 9 July 2009.

Before me:

  
**CHANTAL ENCAVEY**  
Arnold Bloch Leibler  
Level 21, 333 Collins Street  
Melbourne 3000

An Australian Legal Practitioner within the  
meaning of the Legal Profession Act 2004

**Exhibit "MAK-13"**  
**Grower obligations under Almondlot  
Management Agreement**

"MAK-13"

**Supplemental Almondlot  
Management Agreement**

for

**2005 Timbercorp Almond Project  
(ARSN 112 935 092)**

and

**Timbercorp Securities Limited  
(ACN 092 311 469)**

**NM TAYLOR**  
LAWYERS

Level 7  
350 Collins Street  
MELBOURNE VIC 3000

Telephone: 9600 3525  
Facsimile: 9600 3527  
Ref: NMT/01145



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## **SCHEDULE MANAGEMENT AGREEMENT AMENDMENTS**

The Management Agreements are amended as follows:

1. by inserting a definition of Effective Date as the date of the Supplemental Agreement amending the Almondlot Management Agreements made by Timbercorp Securities Limited and each of the several Participant Growers ;
2. by the replacement of clause 11.3 in each of the Management Agreements with the following:

**"11.3 Management fees and costs payable by all Participant Growers**

- (a) For each Financial Year after the Effective Date commencing on 1 October 2008 and each subsequent 1 October until final harvest of the Almonds under the Project, Timbercorp Securities will estimate the costs of operating the relevant Almondlots, which will include an allocation of overhead costs incurred by Timbercorp Securities or its contractors that will not exceed \$50 per relevant Almondlot Indexed to CPI (adopting 30 June 2005 as the base year) as adjusted under paragraph 11.3(b) (iii);
- (b) Timbercorp Securities will:
  - (i) notify the Participant Grower of the estimated costs of operating the relevant Almondlots under paragraph 11.3(a) and the amount required to be paid by the Participant Grower on 31 October of the relevant year and the amount, if any, required to be paid by the Participant Grower subsequently, as determined by Timbercorp Securities in its absolute discretion and the Participant Grower:
    - (A) must pay the amounts at the times and in such manner notified by Timbercorp Securities ;and
    - (B) to the extent that Timbercorp Securities determines that amounts are to be paid out of Proceeds, the Participant Grower authorises and requests Timbercorp Securities to deduct such amounts out of and at the time Proceeds are received by Timbercorp Securities as the Responsible Entity in respect of the sale of Almonds.
  - (ii) notify the Participant Grower of its Participating Interest of the actual cost of Timbercorp Securities's operating the relevant Almondlots for the preceding Financial Year including overhead costs incurred by Timbercorp Securities or its contractors, which the Participant Grower must pay by 31 October of the year in which Timbercorp Securities gives the notification unless a later date is stipulated; and
  - (iii) adjust that part of the estimated costs of operating the relevant Almondlots for the current Financial Year as determined by Timbercorp Securities under sub-paragraph (i) by the difference between the actual costs and the costs estimated by Timbercorp Securities under paragraph 11.3(a) for the preceding Financial Year, unless the surplus per relevant Almondlot has been added to, or the excess per relevant Almondlot has been deducted from, the distribution of Proceeds made to the Participant Grower following the end of the preceding Financial Year."

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**IN THE SUPREME COURT OF VICTORIA AT MELBOURNE  
COMMERCIAL AND EQUITY DIVISION  
COMMERCIAL COURT**

**LIST E**

No 7114 of 2009

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First Plaintiffs**

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Second and Third Plaintiffs**

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Date of document: 9 July 2009  
Filed on behalf of: the Plaintiffs  
Arnold Bloch Leibler  
Lawyers and Advisers  
Level 21  
333 Collins Street  
MELBOURNE 3000

Solicitor's Code: 54  
DX 38455 Melbourne  
Tel: 9229 9999  
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Ref: 011499489  
(Leon Zwier)

This is the exhibit marked "MAK-14" now produced and shown to MARK ANTHONY KORDA at the time of swearing his affidavit on 9 July 2009.

Before me:



**CHANTAL ENCAVEY**  
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**Exhibit "MAK-14"  
Occupancy Summary**

**TIMBERCORP**

**2006 ALMOND SCHEME: SUMMARY OF RENTAL PAYMENT OBLIGATIONS**

<b>Lease Agreement</b>	<b>Doc ID</b>	<b>When is rent payable?</b>	<b>Amount payable</b>
Yungera Head Lease between Trust Company of Australia Ltd (Lessor) and Timbercorp Ltd (Lessee)	TAT 06D 007	The rent is payable partly in advance and partly in arrears - the part of the rent that is payable in advance is payable on the last day of the immediately preceding Quarter. The part of the rent that is payable in arrears is payable on the last day of the Quarter (cl 6.2)	Real: \$9,776,276.00 p.a.  ** Rent is calculated in accordance with clause 6 - the rent indicated above is not a representation by the Lessor as to the rental payable under the lease (cl. 6)
Yungera Head Sub-Lease between Timbercorp Limited (Sub-Lessor) and Almond Land Pty Ltd (Sub-Lessee)	TAT 06D 008	When the sub-lessee receives the licence fees from the Growers and the rent from Timbercorp Securities, and by no later than 60 days after these licence fees and rent are received by the sub-lessee (cl 6.1(b))	An amount of rent which is equal to that part of the licence fees (GST exclusive) the sub-lessee receives from Growers under the Licence Agreements, and the rent (GST exclusive) that the Sub-lessee receives from Timbercorp Securities under the 2004 and 2005 Project Sub-leases (cl 6.1(a))
Carina West Head Lease between Almond Land (Lessor) and TSL (Lessee)	A 2005 004A3	Payable by TSL to Almond Land as and when it receives rent from the Growers under the sub-leases (Carina West), and no later than 60 days after receiving the rent from the Growers under the sub-leases (cl 3)	\$80,000 per annum (cover page of the lease) plus GST (cl 3.3); except where the amount of rent received by TSL from the Growers is less than the rent stipulated in this lease - in such a case, TSL must pay Almond Land this lesser amount (cl 3.2)
Naninga Head Lease between Almond Land (Lessor) and TSL (Lessee)	A 2005 004B	Payable by TSL to Almond Land as and when it receives rent from the Growers under the sub-leases (Naninga), and no later than 60 days after receiving the rent from the Growers under the sub-leases (cl 3.1)	\$1,500,000 per annum (cover page of the lease) plus GST (cl 3.2); except where the amount of rent received by TSL from the Growers is less than the rent stipulated in this lease - in such a case, TSL must pay Almond Land this lesser amount (cl 3.2)

<b>Lease Agreement</b>	<b>Doc ID</b>	<b>When is rent payable?</b>	<b>Amount payable</b>
Nenandie Head Lease between Almond Land (Lessor) and TSL (Lessee)	A 2005 004B3	Payable by TSL to Almond Land as and when it receives rent from the Growers under the sub-leases (Nenandie), and no later than 60 days after receiving the rent from the Growers under the sub-leases (cl 3.1)	\$1,500,000 per annum (cover page of the lease) plus GST (cl 3.3); except where the amount of rent received by TSL from the Growers is less than the rent stipulated in this lease - in such a case, TSL must pay Almond Land this lesser amount (cl 3.2)
Wangera Head Lease between Almond Land (Lessor) and TSL (Lessee)	A 2005 004C3	Payable by TSL to Almond Land as and when it receives rent from the Growers under the sub-leases (Wangera), and no later than 60 days after receiving the rent from the Growers under the sub-leases (cl 3.1)	\$1,000,000 per annum (cover page of the lease) plus GST (cl 3.3); except where the amount of rent received by TSL from the Growers is less than the rent stipulated in this lease - in such a case, TSL must pay Almond Land this lesser amount (cl 3.2)
Carina West Sub-lease between Almond Land (Land Owner), TSL and each participant grower named in the Schedule (Participant Grower)	A 2005 005A	Payable by the Growers (both 'early' and 'post 30 June') to TSL per Carina West lot on 31 October of the relevant year (cl 7.1)	For both 'early' and 'post 30 June' growers: each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Carina West Lot Proportion applicable to each grower (cl 7.1). For each subsequent financial year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, indexed (cl 7.1).
Nenandie Sub-lease between Almond Land (Land Owner), TSL and each participant grower named in the Schedule (Participant Grower)	A 2005 005B	Payable by the Growers (both 'early' and 'post 30 June') to TSL per Nenandie lot on 31 October of the relevant year (cl 7.1)	For both 'early' and 'post 30 June' growers: each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Nenandie Lot Proportion applicable to each grower (cl 7.1). For each subsequent financial year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, indexed (cl 7.1).

Lease Agreement	Doc ID	When is rent payable?	Amount payable
Wangera Sub-lease between Almond Land (Land Owner), TSL and each participant grower named in the Schedule (Participant Grower)	A 2005 005C	Payable by the Growers (both 'early' and 'post 30 June') to TSL per Wangera lot on 31 October of the relevant year (cl 7.1)	For both 'early' and 'post 30 June' growers: each of the financial years ending 30 June 2006 to 30 June 2010, \$454.55 multiplied by the Wangera Lot Proportion applicable to each grower (cl 7.1). For each subsequent financial year during the Term, an amount equal to the rent payable on the immediately preceding 31 October, indexed (cl 7.1).