



**Government
of South Australia**

Mining Act 1971

**TENEMENT DOCUMENT
RETENTION LEASE**

TENEMENT HOLDER Destiny Stone Australia Pty Ltd (ACN 006 398 652)

CLASS OF LEASE Retention Lease (RL)

RL NUMBER 130

TERM OF LEASE Five years

COMMENCEMENT DATE 7 September 2017

EXPIRY DATE 6 September 2022

MINERAL(S) Granite – Dimension Stone

AREA OF LEASE 99.41 hectares approximately

DATE BY WHICH THE PROPOSED PEPR MUST BE SUBMITTED: 6 September 2018

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Details of Grant of a Mining Tenement

1. On 7 September 2017, pursuant to Part 6A of the Act, the Minister made a statutory grant of a retention lease (the Mining Tenement) described in this document (Tenement Document).

2. The Mining Tenement is granted:
 - 2.1 To Destiny Stone Australia Pty Ltd (ACN 006 398 652);
 - 2.2 On the basis that, pursuant to subsection 41A(2) of the Act:
 - (a) where for economic or other reasons the applicant is, in the opinion of the Minister, justified in not proceeding immediately to mine the land in pursuance of a mining lease; or
 - (b) where in the opinion of the Minister sufficient investigation has not yet been carried out to enable him to determine the terms and conditions upon which a mining lease should be granted; or
 - (c) where the applicant seeks an authorisation to carry out mining operations for the recovery of a radioactive mineral and the Minister thinks it desirable to defer the granting of a mining lease endorsed with such an authorisation.

3. The Mining Tenement is numbered RL 130.

4. The Mining Tenement is:
 - 4.1 Subject to the Terms and Conditions prescribed by the Act and Regulations and specified in this Tenement Document; and
 - 4.2 Subject to the Additional Terms and Conditions specified in the First and Second Schedules (respectively) of this Tenement Document.

Terms and conditions required by the Act to be specified in the Tenement Document

Description of the Land

5. The Mining Tenement is granted over an area of 99.41 hectares and is located approximately 30 km northeast of Mannum.

6. The location of the Mining Tenement is more specifically defined in the map and coordinates specified in the Third Schedule of this Tenement Document.

Term, Commencement and Expiration

7. The Mining Tenement is granted for the term of five years. The term of the Mining Tenement commenced on 7 September 2017, and, unless it is earlier renewed or surrendered the Mining Tenement will cease on 6 September 2022.

EXPLANATORY NOTES:

Section 41D of the Act provides that a Retention Lease shall be granted for a term not exceeding 5 years.

Refer to paragraph 22 of this Retention Lease for details of renewal.

Refer to paragraph 23 of this Retention Lease for details of surrender.

Regulation 38 of the Regulations provides that if the Minister grants a mining lease over the whole or part of the area comprised in a retention lease, the retention lease will cease to operate in relation to the area comprised in the mining lease.

Rental

8. The Tenement Holder shall pay, by way of rental, such sums as may be prescribed and in accordance with section 41E of the Act and regulation 42 of the Regulations.

Environmental outcomes specified pursuant to Section 70B(2) of the Act

9. If relevant for the Mining Tenement, the Sixth Schedule of this Tenement Document sets out outcomes contemplated in section 70B(2) of the Act, that the Tenement Holder is required to address in any program submitted in accordance with Part 10A of the Act.

Explanatory note: The Sixth Schedule may also contain strategies and criteria which the Minister has formed the view would address the outcomes set out in that Schedule.

Restatement of selected provisions from the Act

Explanation of Restatements

10. All of the restatements in this portion of this Tenement Document are included for guidance only and do not replace the substantive provisions of the Act or the Regulations.
11. If any restatement is inconsistent with the substantive provisions of the Act or the Regulations, the restatement will be invalid and the substantive provision of the Act or the Regulations will prevail and the Tenement Holder is required to comply with the substantive provision of the Act or the Regulations.

12. The Tenement Holder is still required to comply with any provision of the Act or Regulations that is not restated in this Tenement Document.

Restatement of rights conferred on Tenement Holder

Rights conferred by this Retention Lease

13. Pursuant to section 41F of the Act, this Retention Lease confers on the Tenement Holder, including officers, employee(s), contactor(s) or duly authorised agent(s) of the Tenement Holder:
- (a) An exclusive right to prospect for the Mineral(s) in the Land; and
 - (b) Such other rights to conduct mining operations in respect of the Land as may be stipulated in this Tenement Document; and
 - (c) The right to apply for a mining lease in respect of the Land.

Restatement of rights and powers not conferred on the Tenement Holder

14. The grant of the Mining Tenement does not confer any right on the Tenement Holder:

- 14.1 To use the Land for any purpose other than the authorised mining operations.
- 14.2 To confer any rights on any other person in relation to the Mining Tenement.

Explanatory note: For example, the Tenement Holder cannot grant rights to a party under a Joint Venture Agreement (or other agreement however described), to conduct mining operations on the Land in that party's own right. The Tenement Holder may engage employees, contractors or agents to perform work on the tenement on the Tenement Holder's behalf).

Restatement of obligations imposed on Tenement Holder: Program for environment protection and rehabilitation

15. The Tenement Holder must not carry out mining operations unless there is an Approved PEPR.
16. A Proposed PEPR will only be approved when it complies with the requirements of Part 10A of the Act and the Regulations.
17. To comply with Part 10A of the Act, the Proposed PEPR must:
- 17.1 For the purposes of section 70B(2) of the Act comply with any requirements determined by the Minister under section 70B(2) of the Act and regulation 65(4) of the Regulations;

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- 17.2 Contain the information specified in section 70B(2) of the Act and regulation 65(5) and (6) of the Regulations and determinations made by the Minister under regulation 65(7) of the Regulations (if any);
 - 17.3 Comply with any applicable conditions specified in this Tenement Document (if any).
18. In accordance with regulation 65(10) of the Regulations, the Tenement Holder must submit to DPC for ministerial approval a Proposed PEPR that fully complies with the Act and Regulations within twelve (12) months after the grant of the Mining Tenement unless the Tenement Holder has been granted an extension of time for such submission.

Explanatory note: Until otherwise notified, the Tenement Holder may apply for an extension of time in writing to the Director of Mines, Level 7, 101 Grenfell Street, Adelaide, SA 5000, setting out the reasons why the Tenement Holder seeks an extension and the date when the Tenement Holder estimates that the document will be ready for submission to the Minister.

Restatement of obligations imposed on Tenement Holder: Other

19. In addition to obligations about the conduct of mining operations and rehabilitation, the Act and Regulations impose other obligations on the Tenement Holder including obligations to:
- 19.1 Comply with the applicable provisions of Part 9 of the Act (entry onto land and use of declared equipment).
 - 19.2 Comply with the applicable provisions of Part 9B of the Act (native title).
 - 19.3 Comply with the provisions of section 76 of the Act (mining returns) to the extent relevant to a Retention Lease.
 - 19.4 Comply with section 77 of the Act (records and geological samples) and regulation 84 of the Regulations.
 - 19.5 Comply, as necessary, with section 83 of the Act (ministerial consent for dealings in relation to the Mining Tenement) and regulations 44 and 70 of the Regulations.
 - 19.6 Comply with regulation 37 of the Regulations regarding the display of the lease number;
 - 19.7 Comply, insofar as applicable to a Retention Lease, with regulation 86 of the Regulations (compliance reports).
 - 19.8 Comply with the requirement in regulation 43 of the Regulations to maintain all posts, boundary indicator markers and notices in the positions required by the Regulations as applicable.

- 19.9 Permit the pastoral lessee (if any) of the Land to have free access and use at all times for domestic purposes, and for the purposes of watering stock from any surface water on the land which shall not have been provided or stored by artificial means by the Tenement Holder in accordance with section 81 of the Act and regulation 91 of the Regulations.

Restatement of Exempt Land

20. In accordance with section 9 of the Act, the grant of the Mining Tenement does not authorise prospecting, exploring or mining upon any exempt land unless or until the benefit of the exemption is waived under section 9AA of the Act.

Restatement of Bond

21. In accordance with section 62 of the Act, the Minister may by written notice require the Tenement Holder to pay a bond in such sum and subject to such terms and conditions as ensure, in the opinion of the Minister, that the following will be satisfied:

- 21.1 Any civil or statutory liability likely to be incurred by the Tenement Holder in the course of carrying out mining operations;
- 21.2 The present and future obligations of the Tenement Holder in relation to the rehabilitation of land disturbed by mining operations.

Explanatory note: The terms and conditions referred to in this paragraph will be imposed in the written notice given by the Minister. The Minister may include a term or condition that the bond may be increased if circumstances arise during the term of this Retention Lease which increases the rehabilitation liability or increases the cost of civil or statutory liability.

Restatement of Fees

22. The Tenement Holder shall pay all fees imposed by the Act and Regulations from time to time.

Restatement of Renewal

23. This Mining Tenement shall be renewed in accordance with section 41D of the Act.

Restatement of Surrender

24. The Tenement Holder may apply to surrender the Mining Tenement during its term in accordance with section 82 of the Act and regulation 45 of the Regulations.

Restatement of Forfeiture

25. The Mining Tenement is subject to the forfeiture provision of the Act being sections 70 and 85.

Restatement of Notices

26. Notices under the Act will be served in accordance with regulation 106 of the Regulations.

Restatement of Mining Register

27. Section 15A of the Act requires the Mining Registrar to keep a register of, amongst other things, Retention Leases. Upon payment of the prescribed fee, the public may inspect the Mining Register.

Restatement of Mining Operations

28. As defined by section 6 of the Act “mining operations” means:

- 28.1 operations carried out in the course of prospecting, exploring or mining for minerals; or
- 28.2 without limiting paragraph (a), any operations by which minerals are recovered from any place or situation, including by recovering minerals from the sea or a natural water supply; or
- 28.3 on-site operations undertaken to make minerals recovered from the site a commercially viable product, other operations involving such minerals, or other operations involving minerals brought on to the site of a mine for processing; or
- 28.4 operations for the rehabilitation of land on account of the impact of any operations under a preceding paragraph; or
- 28.5 operations that are directly related to any operations under a preceding paragraph;
but does not include –
- 28.6 an investigation or survey under section 15 of the Act; or
- 28.7 fossicking; or
- 28.8 the surface removal of loose rock material disturbed by agricultural operations.

Restatement of requirement to notify of a change in status

29. The Tenement Holder must comply with regulation 98(1)(c) and 98(2).

29.1 If the Tenement Holder is a natural person, he or she is required to notify the Mining Registrar of a declaration of bankruptcy within 14 days of the declaration.

29.2 If the Tenement Holder is a company, it is required to notify the Mining Registrar of its being placed under official management, or in liquidation or receivership within 14 days of any of those events.

Restatement of Public Liability Insurance

30. The Tenement Holder must comply with regulation 90 of the Regulations, which concerns public liability insurance.

Definitions

31. In this Tenement Document, the following words have the following meanings:

- 31.1 “**Act**” means the *Mining Act 1971* of South Australia;
- 31.2 “**Additional Terms and Conditions**” means the Additional Terms and Conditions authorised by section 41A(4) of the Act and set out in the First and Second Schedule of this Tenement Document respectively;
- 31.3 “**Applicant**” means the person or persons who applied for the Mining Tenement;
- 31.4 “**Approved PEPR**” means the document contemplated by section 70B(5) of the Act i.e. a Proposed PEPR that has received ministerial approval;
- 31.5 “**Business Day**” means any day that is not a Saturday, Sunday or a public holiday in South Australia;
- 31.6 “**Contamination**” and “**contaminated**” mean the presence of chemical substances in concentrations greater than the background concentrations (if any), where the presence of the chemical substances in the greater concentrations has resulted in
- 31.6.1 Actual or potential harm to the health or safety of human beings that is not trivial, or
- 31.6.2 Actual or potential harm to water that is not trivial, or
- 31.6.3 Other actual or potential environmental harm that is not trivial;
- 31.7 “**DPC**” means the Department of the Premier and Cabinet and includes any substituted Department;
- 31.8 “**Environmental Values (ground and surface water)**” means the environmental values recognized in the ‘Australian and New Zealand Guidelines for Fresh and Marine Water Quality, October 2000, Paper No 4’.
- Explanatory Note: This Paper is available on line at:
<http://www.environment.gov.au/water/quality/publications/australian-and-new-zealand-guidelines-fresh-marine-water-quality-volume-1>*
- 31.9 “**the Land**” means the land over which the Mining Tenement is granted and which is described in paragraphs 5 and 6 of this Tenement Document and in the Third Schedule of this Tenement Document;
- 31.10 “**Mine completion**” means the Land has been rehabilitated to an extent that the Minister could approve an application for surrender of the Mining Tenement on the basis that the Tenement Holder has complied with sub-regulation 45(1) of the Regulations and there is no obstacle under sub-regulation 45(3) of the Regulations;

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- 31.11 “**Mineral(s)**” means the Minerals referred to in the First Schedule of this Tenement Document;
- 31.12 “**Mining Tenement**” means the Retention Lease granted to the Tenement Holder, as referred to in paragraphs 1 and 2 of this Tenement Document and all of the rights and obligations encompassed in the statutory grant;
- 31.13 “**the Minister**” means the Minister for Mineral Resources and Energy (or any substituted Minister);
- 31.14 “**PEPR**” means Program for Environment Protection and Rehabilitation;
- 31.15 “**Proposed PEPR**” means the document required by regulation 65(10) of the Regulations to be submitted for ministerial approval within twelve (12) months of the date of grant of the Mining Tenement;
- 31.16 “**Regulations**” means the *Mining Regulations 2011* of South Australia;
- 31.17 “**Retention Lease**” means the Mining Tenement granted to the Tenement Holder as referred to in paragraph 1 of this Tenement Document;
- 31.18 “**site**” means the Land;
- 31.19 “**Tenement Document**” means this document;
- 31.20 “**Tenement Holder**” means the person, or persons to whom the mining tenement was granted and includes:
- 31.20.1. If the Tenement Holder is a natural person the executors, administrators, trustees in bankruptcy or assigns of that person;
- 31.20.2. If the Tenement Holder is a body corporate the successors, administrators or assigns thereof.

Interpretation

32. For the purposes of interpreting this Tenement Document the following will apply:

- 32.1 Unless otherwise stated, any term which is used in this Tenement Document which has a specific meaning in the Act or the Regulations, has that same meaning in this Tenement Document;
- 32.2 The masculine shall include the feminine, words importing persons shall include corporations, and the singular shall include the plural when the context or circumstances require and unless inconsistent with or repugnant to the context the following words shall have the meanings set opposite to them respectively –
 - 32.2.1 “amendment” includes an addition, excision or substitution;
 - 32.2.2 “the Land” includes any part thereof; and
 - 32.2.3 “the term” includes any renewal or extension thereof.
- 32.3 If the Mining Tenement is granted to more than one person, all of the persons to whom it is granted are all jointly and severally liable for compliance with the Act, the Regulations and this Tenement Document, including the Additional Terms and Conditions in the First and Second Schedules of this Tenement Document respectively;
- 32.4 If, by virtue of a dealing under section 83 of the Act, the Mining Tenement comes to be held by more than one person, they will all be jointly and severally liable for compliance with the Act, the Regulations and this Tenement Document including the Additional Terms and Conditions in the First and Second Schedules of this Tenement Document respectively;
- 32.5 If any act pursuant to Tenement Document would otherwise be required to be done on a day which is not a Business Day then that act may be done on the next Business Day;
- 32.6 To the extent that there is any inconsistency, on the one hand, between a term of this Tenement Document or any Additional Term or Condition, and, on the other hand, the Act or Regulations, the Act or Regulations shall prevail;
- 32.7 Subject to the transitional provisions in any amendment to the Act or the Regulations, all provisions referred to in this Tenement Document shall be taken to include any such amendment;

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- 32.8 Subject to the transitional provisions in any amendment to the Act or the Regulations, to the extent that there is any inconsistency, on the one hand, between a term of this Tenement Document or any Additional Term or Condition, and, on the other hand, any amendments to the Act or Regulations, the amended Act or Regulations shall prevail;
- 32.9 Footnotes and Explanatory notes do not form part of this Tenement Document;
- 32.10 The contents page does not form part of this Tenement Document;
- 32.11 The front page and all of the Schedules form part of this Tenement Document.

Executed by the Tenement Holder(s) in accordance with regulation 41 of the Regulations

SIGNED by Destiny Stone Australia Pty Ltd (ACN 006 398 652))
in accordance with section 127 of the)
Corporations Act 2001 and its Constitution)

.....
Signature of Director

.....
Signature of Director/Secretary

.....
Print Name of Director

.....
Print Name of Director/Secretary

.....
Date

.....
Date

**When executed, the Tenement Document will
be entered into the Mining Register and will
be available through the Mining Register
Search Tool on the South Australian Resources
Information Gateway (SARIG) at
<https://map.sarig.sa.gov.au>**

Entered in the Mining Register on 7 September 2017
In accordance with section 15A(1)(c) of the Act.

Signed by
Junesse Martin
Mining Registrar

.....
Date

FIRST SCHEDULE**ADDITIONAL TERMS**

Explanatory Note: A term is a clause that gives a right to a Mining Tenement.

Authorised Mining Operations

1. The term of the Mining Tenement is for five years.
2. The Lessee must undertake the following program of work in relation to the Mining Tenement:
 - 2.1. A four stage diamond core drilling program is proposed to determine the southern extent of mineable high quality black granite beyond the limits of Mineral Lease (ML) 6144:
 - 2.2. Stage 1: Drill holes BH1-17
 - 2.2.1. Each hole initially drilled to 20 m. If no high quality granite found, drilling will stop. If high quality granite encountered, drilling will be deepened for 30m in granite.
 - 2.3. Stage 2: Drill holes BH19-30
 - 2.3.1. As for Stage 1.
 - 2.4. Stage 3: Infill at 100m spacing to delineate mineable deposits in Block A, B and C with central hole extended to 80 - 100m.

to lead to decision to mine or not within 5 years of grant of the Mining Tenement.
3. Pursuant to Section 41F(b) the Lessee has the right to conduct mining operations on the Retention Lease only to the extent of conducting exploratory operations, as defined in section 6 of the *Mining Act 1971*.

SECOND SCHEDULE
ADDITIONAL CONDITIONS

Explanatory note: A condition is a clause that imposes a restriction on a Mining Tenement.

INDEX TO SECOND SCHEDULE (ADDITIONAL CONDITIONS)	Condition No.
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Transparency

1. The Tenement Holder agrees to the Approved PEPR and any compliance reports and reportable incident reports, submitted in accordance with the Regulations, being made available for public inspection.

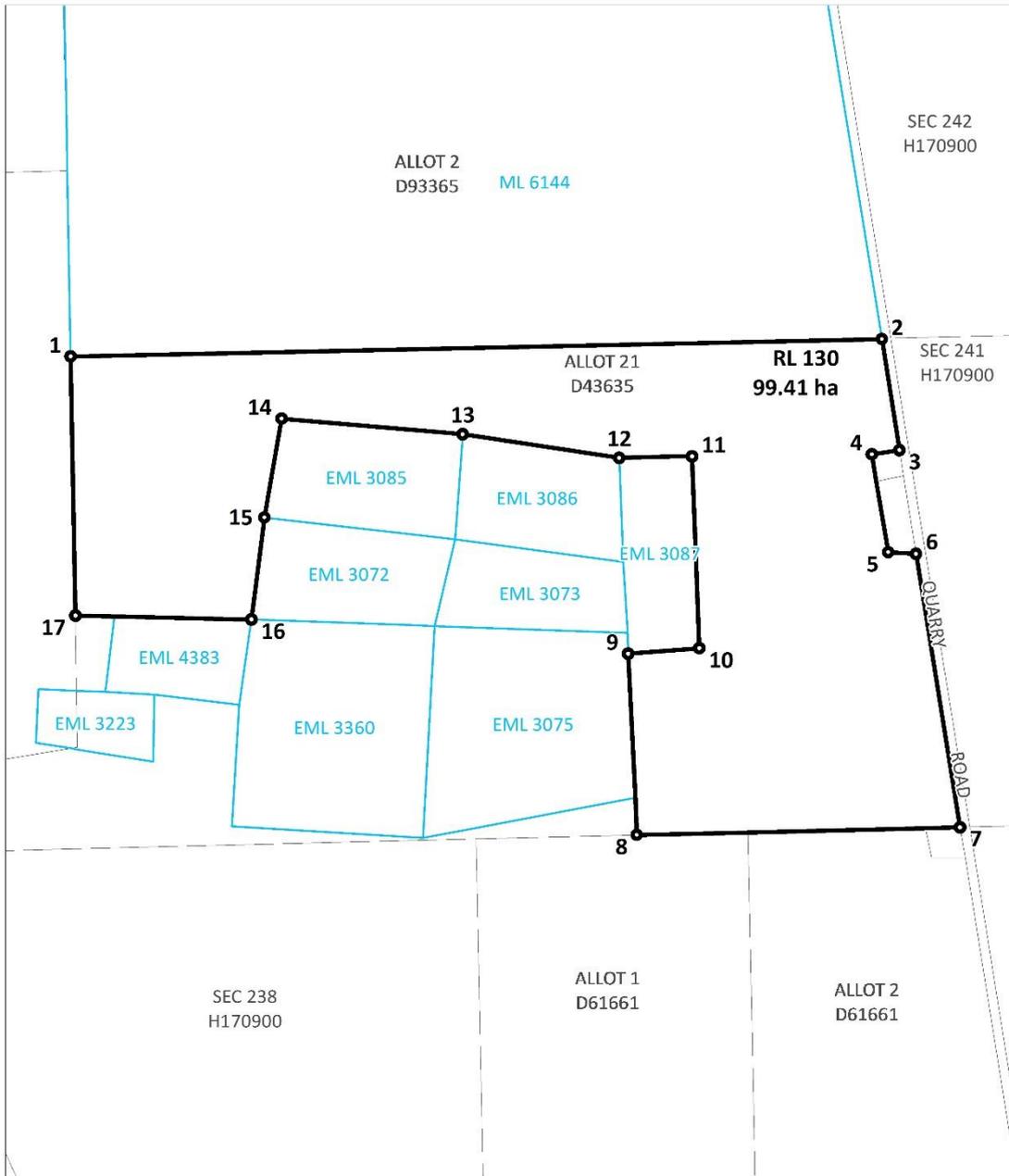
2. The Tenement Holder must, during construction and operation of the Mining Tenement, ensure that mining operations do not impede or restrict the right of entry to the land of other tenement holders.

Other Legislation

3. The Tenement Holder must comply with all State and Commonwealth legislation and regulations applicable to the activities undertaken pursuant the grant of the Mining Tenement including (but not limited to) the;
 - 3.1. *Development Act 1993;*
 - 3.2. *Natural Resources Management Act 2004;*
 - 3.3. *Public and Environmental Health Act 1987;*
 - 3.4. *Aboriginal Heritage Act 1988;*
 - 3.5. *Heritage Places Act 1993;*
 - 3.6. *Work Health and Safety Act 2012;*
 - 3.7. *Environment Protection Act 1993;*
 - 3.8. *Native Vegetation Act 1991;*
 - 3.9. *Mines and Works Inspection Act 1920; and*
 - 3.10. *Road Traffic Act 1961.*

THIRD SCHEDULE

MAP



NOTE: The boundary of this lease is depicted so as to best represent the relationship to the surrounding cadastral parcels. The legal boundary is to be ascertained by the coordinates specified.

DATE PRODUCED: 11/09/2017

THIRD SCHEDULE**DESCRIPTION OF AREAS**

All that part of the State of South Australia, bounded by a line joining the points of coordinates set out in the following table:

Map Grid of Australia 1994 Zone 54

Point	Easting	Northing
1	356626 mE	6162828 mN
2	358386 mE	6162865 mN
3	358424 mE	6162623 mN
4	358364 mE	6162613 mN
5	358400 mE	6162398 mN
6	358460 mE	6162396 mN
7	358556 mE	6161796 mN
8	357855 mE	6161778 mN
9	357835 mE	6162176 mN
10	357990 mE	6162188 mN
11	357974 mE	6162609 mN
12	357816 mE	6162606 mN
13	357477 mE	6162658 mN
14	357083 mE	6162691 mN
15	357046 mE	6162475 mN
16	357018 mE	6162251 mN
17	356636 mE	6162260 mN

Area: 99.41 ha

Based on information provided by the applicant.

FOURTH SCHEDULE
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FIFTH SCHEDULE
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SIXTH SCHEDULE**ENVIRONMENTAL OUTCOMES****AND ASSOCIATED CRITERIA AND STRATEGIES PURSUANT TO
SECTION 70B OF THE MINING ACT 1971**

Explanatory note: The Sixth Schedule of this Tenement Document sets out outcomes contemplated in regulation 65(2) of the Regulations, that the Tenement Holder is required to address in any program submitted in accordance with Part 10A of the Act. The Sixth Schedule may also specify requirements for strategies and criteria relevant to the outcomes set out in that Schedule.

INDEX TO SIXTH SCHEDULE	Clause No.
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Soil Outcome.....	6
Waste Disposal and Hazardous Substances Outcome.....	7

Adjacent Land Use Outcomes

1. The Tenement Holder must, during construction and operation of the Mining Tenement, ensure that there are no adverse impacts to adjacent land use.

Aboriginal and European Heritage Outcome

2. The Tenement Holder must, during construction and operation of the Mining Tenement, ensure that there is no disturbance to Aboriginal or European heritage sites, objects or remains unless prior approval under the relevant legislation is obtained.

Native Fauna Outcome

3. The Tenement Holder must, during construction and operation of the Mining Tenement, ensure that there are no net adverse impacts from site operations (including fire) on native fauna abundance or diversity in the lease area and in adjacent areas.

Native Vegetation Outcome

4. The Tenement Holder must, during construction, operation and post mine completion, ensure no loss of abundance or diversity of native vegetation on or off the Land through;
 - 4.1. clearance,
 - 4.2. dust/contaminant deposition,
 - 4.3. fire, or
 - 4.4. other damage,unless prior approval under the relevant legislation is obtained.

Weeds, Pests and Pathogens Outcomes

5. The Tenement Holder must, during construction, operation and post mine completion, ensure no introduction of new species of weeds, plant pathogens or pests (including feral animals), nor sustained increase in abundance of existing weed or pest species in the Land compared to adjoining land.

Soil Outcome

6. The Tenement Holder must, during construction, operation and post mine completion, ensure that the existing (pre-mining) soil quality and quantity is maintained.

Waste Disposal and Hazardous Substances Outcome

7. The Tenement Holder must, during construction and operation of the Mining Tenement, ensure that all commercial or industrial waste is disposed of in accordance with relevant legislation.