SPECIAL AGRICULTURAL AND BUSINESS LEASE

THE MINISTER ON BEHALF OF THE INDEPENDENT STATE OF PAPUA NEW GUINEA GRANTS TO THE LESSOR:

Konekru Holdings Ltd

A Special Agricultural and Business Lease under the Land Act 1996 for a period of 99 years from 04/01/2010 ("Commencement date") to 03/01/209 for agricultural and business purposes of the land referred to in the Schedule and as shown coloured yellow on the annexed plan.

THIRDLY, the Lease is not subject to the payment of rent.

The Reservations, Covenants and Conditions (if any) contained in the lease from the customary landowners to the State under Section 11 of the Land Act 1996 (NLD 96832) to which this lease is subject to are:

1. The lease shall be used bona fide for purposes specified in the schedule.

2. The lease shall be for a term specified in the schedule commencing from the date the land was leased from the customary landowners to the State under Section 11.

3. The lease shall be rent-free for the duration of the lease.

4. Provision of any necessary easements for electricity, water, drainage and sewerage reticulation.

***SCHEDULE***

"All that piece of land known as Allotment Plot 2465C Section/Milinch Granville"

Town/Postm Moresby Central Province containing an area of 457 hectares or thereabouts

as delineated on the registered survey plan class Rural Class Four(4) catalogued N492751...In the Department, Waigani, NCD.

Dated this 15th day of January 2010

Signed on behalf of the Independent State of Papua New Guinea by a delegate of the Minister.

[Signature]

A Delegate of the Minister