

FURTHER TERMS OF SALE

See attached:

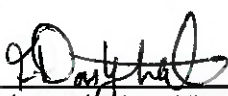
1. Special Conditions of Sale.
2. Subdivision Plan.

WARNING (This warning does not form part of this agreement)**This is a binding contract. Read the information set out on the back page before signing.****Acknowledgements**

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Authority.

Where this agreement relates to the sale of a unit title property, the purchaser acknowledges that the purchaser has been provided with a pre-contract disclosure statement under section 146 of the Unit Titles Act.

Signature of Purchaser(s):


~~Director / Trustee / Authorised Signatory / Agent / Attorney*~~~~Delete the options that do not apply~~~~If no option is deleted, the signatory is signing in their personal capacity~~

Signature of Vendor(s):

~~Director / Trustee / Authorised Signatory / Agent / Attorney*~~~~Delete the options that do not apply~~~~If no option is deleted, the signatory is signing in their personal capacity~~~~Director / Trustee / Authorised Signatory / Agent / Attorney*~~~~Delete the options that do not apply~~~~If no option is deleted, the signatory is signing in their personal capacity~~~~Director / Trustee / Authorised Signatory / Agent / Attorney*~~~~Delete the options that do not apply~~~~If no option is deleted, the signatory is signing in their personal capacity~~

*If this agreement is signed under:

- (i) a Power of Attorney – please attach a Certificate of non-revocation (available from ADLS: 4098WFP or REINZ); or
- (ii) an Enduring Power of Attorney – please attach a Certificate of non-revocation and non-suspension of the enduring power of attorney (available from ADLS: 4997WFP or REINZ); or
- (iii) where the attorney signs for a trustee, a Certificate in the relevant form in Schedule 4 to the Trustee Act 1956

Also insert the following wording for the Attorney's Signature above:

Signed for [full name of the donor] by his or her Attorney [attorney's signature]



SCHEDULE 1

(GST Information – see clause 14.0)

This Schedule must be completed if the vendor has stated on the front page that the vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement. Otherwise there is no need to complete it.

Section 1 Vendor	
1.(a) The vendor's registration number (if already registered):	
1.(b) (i) Part of the property is being used as a principal place of residence at the date of this agreement.	Yes/No
(ii) That part is: (e.g. "the main farmhouse" or "the apartment above the shop".)	Yes/No
(iii) The supply of that part will be a taxable supply.	Yes/No
Section 2 Purchaser	
2.(a) The purchaser is registered under the GST Act and/or will be so registered at settlement.	Yes/No
2.(b) The purchaser intends at settlement to use the property for making taxable supplies.	Yes/No
If the answer to either or both of questions 2.(a) and 2.(b) is "No", go to question 2.(e)	
2.(c) The purchaser's details are as follows:	
(i) Full name	
(ii) Address:	
(iii) Registration number (if already registered):	
2.(d) The purchaser intends at settlement to use the property as a principal place of residence by the purchaser or by a person associated with the purchaser under section 2A(1)(c) of the GST Act (connected by blood relationship, marriage, civil union, de facto relationship or adoption).	Yes/No
OR The purchaser intends at settlement to use part of the property (and no other part) as a principal place of residence by the purchaser or by a person associated with the purchaser under section 2A(1)(c) of the GST Act. That part is: (e.g. "the main farmhouse" or "the apartment above the shop")	Yes/No
2.(e) The purchaser intends to direct the vendor to transfer title to the property to another party ("nominee").	Yes/No
If the answer to question 2.(e) is "Yes", then please continue. Otherwise, there is no need to complete this Schedule any further.	
Section 3 Nominee	
3.(a) The nominee is registered under the GST Act and/or is expected by the purchaser to be so registered at settlement.	Yes/No
3.(b) The purchaser expects the nominee at settlement to use the property for making taxable supplies	Yes/No
If the answer to either or both of questions 3.(a) and 3.(b) is "No", there is no need to complete this Schedule any further.	
3.(c) The nominee's details (if known to the purchaser) are as follows:	
(i) Full name:	
(ii) Address:	
(iii) Registration number (if already registered):	
3.(d) The purchaser expects the nominee to intend at settlement to use the property as a principal place of residence by the nominee or by a person associated with the nominee under section 2A(1)(c) of the GST Act (connected by blood relationship, marriage, civil union, de facto relationship or adoption).	Yes/No
OR The purchaser expects the nominee to intend at settlement to use part of the property (and no other part) as a principal place of residence by the nominee or by a person associated with the nominee under section 2A(1)(c) of the GST Act. That part is: (e.g. "the main farmhouse" or "the apartment above the shop".)	Yes/No

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SCHEDULE 2

The following items, which do not have an operational function,
are included in the sale and are covered by the warranty in subclause 7.3(1).

Blinds

Curtains

Fixed floor coverings

SCHEDULE 3

The following items, which have an operational function,
are included in the sale and are covered by the warranty in subclause 7.3(2).

Stove

Dishwasher

Burglar alarm

Blinds (motor driven)

Rangehood

Kitchen waste disposal

Heated towel rail(s)

Wall oven

Light fittings

Heat pump(s)

Curtains (motor driven)

Cooktop

Smoke detector(s)

Garage door remote control(s)

SCHEDULE 4**Residential Tenancies**

Name of Tenant(s):

Rent:

Term:

Bond:

Commercial/Industrial Tenancies
(If necessary complete on a separate schedule)

1. Name of Tenant(s):

Rent:

Term:

Right of Renewal:

Other:

2. Name of Tenant(s):

Rent:

Term:

Right of Renewal:

Other:

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BEFORE SIGNING THE AGREEMENT

- Note: the purchaser is entitled to a copy of any signed offer at the time it is made.
- It is recommended both parties seek professional advice before signing. This is especially so if:
 - there are any doubts. Once signed, this will be a binding contract with only restricted rights of termination.
 - the purchaser is not a New Zealand citizen. There are strict controls on the purchase of a property in New Zealand by persons who are not New Zealand citizens.
 - property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial property.
 - the property is vacant land in the process of being subdivided or there is a new unit title or cross lease to be issued. In these cases additional clauses may need to be inserted.
 - there is any doubt as to the position of the boundaries.
 - the purchaser wishes to check the weathertightness and soundness of construction of any dwellings or other buildings on the land.
- Both parties may need to have customer due diligence performed on them by their lawyer or conveyancer in accordance with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 which is best done prior to the signing of this agreement.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits, consents and code compliance certificates have been obtained from the Council where building works have been carried out. This investigation can be assisted by obtaining a LIM from the Council.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a unit title or cross lease. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, before the purchaser enters into the agreement:
 - the vendor must provide to the purchaser a pre-contract disclosure statement under section 146 of the Unit Titles Act;
 - the purchaser should check the minutes of the past meetings of the body corporate, enquire whether there are any issues affecting the units and/or the common property, check the body corporate's long term maintenance plan and enquire whether the body corporate has imposed or proposed levies for a long term maintenance fund or any other fund for the maintenance of, or remedial or other work to, the common property.
- The vendor should ensure the warranties and undertakings in clauses 7.0 and 8.0:
 - are able to be complied with; and if not
 - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the lists of items in Schedules 2 and 3 are accurate.
- Both parties should seek professional advice regarding the GST treatment of the transaction. This depends upon the GST information supplied by the parties and could change before settlement if that information changes.

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

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AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

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DATE:

VENDOR:

Fiordland Estates Limited

Contact Details:

VENDOR'S LAWYERS:

Firm: Walker Murdoch Law Ltd

Individual Acting: Jeff Walker/Cheryl Officer

Email: cheryl@wmlaw.co.nz

Contact Details:

PO Box 1188, Invercargill 9840

P: 03 214 0777 F: 03 214 0779

E: cheryl@wmlaw.co.nz

Email Address for Service of Notices:

(subclause 1.4)

maildesk@wmlaw.co.nz

PURCHASER:

F Dastgheib & S Namjou Khales

Contact Details: 58 South Belt
Lincoln 7608
Ph 027 454 9317

PURCHASER'S LAWYERS:

Firm: Lincoln Law

Individual Acting: David Hayward

Email: david@lincolnlaw.co.nz

Contact Details:

5/19 Gerald St
Lincoln
Ph 03 325 7018

Email Address for Service of Notices:

(subclause 1.4)

LICENSED REAL ESTATE AGENT:

Agent's Name: Harcourts Gore (W Thompson & Co Ltd)

Manager: Lloyd Anderson AREINZ

Salesperson: Trevor Lyall AREINZ P. 021 0810 1806

Contact Details: 183 Main Rd, Gore 9710

P. 03 208 1222

E. admin@harcourtsore.co.nz

Special Conditions of Sale

Fiordland Estates Limited

20.0 DEFINITIONS

20.1 In this Agreement including the Special Conditions:

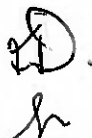
"Consent(s)"	Means all consents, approvals and permits that are required to be obtained by the vendor to give effect to the Subdivision Plan.
"Fiordland Estates Development"	Means the vendor's Land which is intended to be developed as a residential subdivision by the vendor in terms of the Subdivision Plan of which the Property forms part.
"Land"	Means the underlying estate in fee simple in all that land which as at the date of this Agreement is comprised in record of title SL128/297.
"Property"	Means the individual lot being sold to the purchaser under this Agreement.
"Settlement Date"	Means the date ten (10) working days after the vendor notifies the purchaser that the separate record of title for the Property has issued.
"Stakeholder"	Means the law firm of Walker Murdoch Law Ltd located at ground floor, 80 Kelvin Street, Invercargill 9810.
"Subdivision Plan"	Means the draft scheme plan of the subdivision which is attached to this Agreement as Annexure 1.

20.2 In this Agreement words importing one gender include the other gender and the singular includes the plural and vice versa.

21.0 CONDITIONS

21.1 This Agreement is subject to and conditional upon:

- (a) The vendor completing settlement and acquiring the Land pursuant to an Agreement for Sale and Purchase dated 26 November 2019.
- (b) The vendor obtaining satisfactory Consents on terms and conditions which are acceptable in all respects to the vendor in the vendor's sole opinion.
- (d) The vendor being satisfied in its sole opinion that the proposed development and/or the sale of the Property as part of the Fiordland Estates Development is economically viable.
- (e) The vendor notifying the purchaser within three (3) years of the date of signing of this Agreement by both parties that a separate record of title for the Property has been obtained.



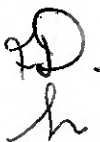
- 21.2 If at any time it becomes apparent to the vendor (in its sole discretion) that any of the conditions in clause 21.0 will not be fulfilled, the vendor may notify the purchaser accordingly and immediately without further notice cancel the Agreement and any deposit shall be returned to the purchaser in accordance with clause 22.0.

22.0 DEPOSIT – PAYMENT AND INVESTMENT

- 22.1 The purchaser will pay the deposit to the Stakeholder within five (5) working days of signing this Agreement (time being of the essence).
- 22.2 If this Agreement is cancelled by either party in accordance with the terms of this Agreement then:
- (a) All moneys paid under this Agreement plus any net interest earned shall be paid in full to the purchaser and this Agreement shall be of no further force or effect, and
 - (b) The purchaser shall have no claim against the vendor for any costs, damages or compensation of any nature whatsoever arising out of this Agreement or its cancellation.
- 22.3 The Stakeholder shall hold the deposit and the net interest accrued thereon on trust for the vendor and the purchaser on the following terms and conditions:
- (a) The deposit shall be promptly invested by the Stakeholder in an interest bearing trust account ("stakeholder account") established in the name of the Stakeholder with sufficient reference to the names of the vendor and the purchaser for the stakeholder account to be clearly distinguished from other investments by the Stakeholder. The stakeholder account shall be with such bank and on such conditions as the Stakeholder determines but in any event with a bank registered under the Reserve Bank of New Zealand Act 1989.
 - (b) On the date that the vendor notifies the purchaser that the new record of title for the Property has issued, or if the vendor otherwise becomes entitled earlier, the deposit and the net interest earned shall be able to be paid to the vendor.
- 22.4 The vendor and the purchaser agree (for the benefit of the Stakeholder) that the Stakeholder will not be liable to any person by reason of any delay in investing or accounting for the deposit or any failure on the part of any bank or any costs deducted by any bank for handling the deposit or any interest accrued.

23.0 DESIGN AND DEVELOPMENT

- 23.1 The Subdivision Plan shows the vendor's intended subdivision scheme for the Fiordland Estates Development. That plan may be changed by the vendor from time to time in its sole and absolute discretion, as the concept of the Fiordland Estates Development develops and evolves. The purchaser acknowledges that:
- (a) The vendor reserves the right at any time without limitation at its sole and absolute discretion to not commence, to start, to stop, to restart and to change any aspect of the Fiordland Estates Development.
 - (b) The purchaser is not purchasing the Property in reliance upon the Fiordland Estates Development or any part of it proceeding, other than the development of the Property the subject of this Agreement.
 - (c) The purchaser disclaims any liability on the part of the vendor to the purchaser in respect of anything and of the consequences of anything done or omitted to be done by the purchaser in reliance upon the Fiordland Estates Development or any part thereof, other than the development of the Property.



- (d) The purchaser is not entitled to avoid this Agreement or any of its provisions or claim any compensation, damages, right of set off or any other right or remedy under this Agreement or otherwise at law or in equity in respect of any of the matters referred to in clauses 23.0, 24.0, 25.0, 26.0 and 27.0.
- 23.2 The purchaser shall not be entitled to claim any compensation, damages, right of set off or to make any objection or requisition based upon any alteration, variation or cancellation made by the vendor in respect of the Subdivision Plan and/or the Fiordland Estates Development.

24.0 ISSUE OF TITLE

- 24.1 Subject to the provisions of this Agreement, the vendor shall do all things reasonably necessary and required to have a separate record of title issued for the Property. The purchaser acknowledges that:
- (a) A separate record of title has not yet issued for the Property.
- (b) The record of title to issue for the Property shall be subject to such reservations, restrictions, encumbrances, liens and interests as the vendor may determine and otherwise as provided for under this Agreement or as are required to obtain the consent of any Territorial Authority to the Fiordland Estates Development and as may be noted on the record of title to issue for the Property.
- (c) The record of title to issue for the Property may be subject to all covenants, drainage or water rights, building line restrictions and other easements, reservations, statutory materials and exceptions of any kind shown on the record of title to the Land.
- 24.2 The vendor shall at the vendor's expense submit the Subdivision Plan to the Territorial Authority for Consent and the vendor will be responsible for any development or financial contribution in respect of the Fiordland Estates Development.
- 24.3 The vendor gives no warranty about when record of title for the Property will issue. The purchaser acknowledges that the dates by which the Subdivision Plan is to be deposited and the transfer to the purchaser can be registered are not essential dates for the purposes of this Agreement.

25.0 AREA OF PROPERTY

- 25.1 The purchaser acknowledges that any areas and measurements on the Subdivision Plan are approximate only and subject to survey and approval by Land Information New Zealand (LINZ). Any variation which may be required by LINZ or by the Territorial Authority shall not entitle the purchaser to make any objection or requisition in respect of the Property or its record of title where the Property remains substantially in the form as shown on the Subdivision Plan, provided that where the area of the Property as indicated on the Subdivision Plan and the final surveyed area of the Property (as calculated on the survey plan deposited with LINZ) differ:
- (a) By 5% or less (upwards or downwards) from the area of the Property specified in the Subdivision Plan, there shall be no adjustment to the purchase price of the Property.
- (b) By more than 5% (upwards or downwards) from the area of the Property specified in the Subdivision Plan, the purchase price for the Property shall be adjusted in accordance with the following formula:

$$A \times B = C$$

Where:



A = the final area in square metres.

B = the purchase price shown on the front page of this Agreement divided by the area of the Property shown on the Subdivision Plan.

C = the final purchase price.

- (c) If there is a difference by more than 12.5% from the area of the Property specified in the Subdivision Plan, the purchaser shall have the right to cancel this Agreement and save for the refund of the deposit paid by the purchaser, neither shall have any claim against the other.

26.0 EASEMENTS, COVENANTS, ENCUMBRANCES, RIGHTS AND OBLIGATIONS

26.1 The vendor retains in relation to the Fiordland Estates Development and the vendor's Land and in relation not the Property, the following rights (for the vendor and the vendor's agents, employees, and contractors):

- (a) To make any Subdivision Plan adjustments (including boundary adjustments) required by any Territorial Authority or as may be reasonably necessary for the purpose of depositing the Subdivision Plan with LINZ.
- (b) To grant to any Territorial Authority, supply board, utilities supplier or like authority the right to lay and maintain over or within the Property telecommunication cables, power cables, sewerage and stormwater pipes and connections for any of those purposes and to construct and maintain above or below ground any transformer or supply box and to secure such rights by easement or otherwise with such easements to contain all the usual terms and conditions as are required by the Territorial Authority or board (including by way of example only obligations on the registered proprietor of the burdened land not to erect or cover the area of the easement).
- (c) To create and register against title to the Property any restrictive height, building or design covenants over the various lots in the Fiordland Estates Development which the vendor deems reasonably necessary for the protection of all purchasers of lots in the subdivision or which the vendor may reasonably require to give effect to the scheme for the Fiordland Estates Development.
- (d) To grant any easements, rights of way, building line restrictions or covenants in perpetuity, register any or all consent notices which the vendor may be obliged to grant or register in order to obtain the deposit of the Subdivision Plan or which the vendor may reasonably require to give effect to the scheme for the Fiordland Estates Development.
- (e) To construct or lay any road, path or accessway.
- (f) To construct or lay any drain, detention basin, piping, cable, ducting, line or locate any transformer or supply box in the reasonable opinion of the vendor is necessary or desirable to complete the subdivision.
- (g) To excavate, contour, lower, fill, landscape or plant the vendor's Land or any part of it.
- (h) To cut down or remove so much of the soil and substrata of the road frontage or any access way frontage of the Property as the vendor or the vendor's engineer deem reasonable necessary or desirable for forming a batter to the roads, access ways and rights of way or to provide a berm or fill for the roads, access ways and rights of way.

26.2 In each case the vendor shall not be liable for any damage or to make any compensation payment to the purchaser or any person claiming under the purchaser in respect thereof and the purchaser shall not be entitled to make any objection or requisition against the Property or the record of title to the Property.

27.0 RESTRICTIVE COVENANTS

27.1 Without limiting the vendor's rights under this Agreement, the vendor reserves the right to register restrictive covenants against the title to the Property so as to bind the purchaser and their successors in title. The covenants set out below are an indication of the types of covenants and restrictions that will be registered against title to the Property. The vendor reserves the right to vary the final form of the restrictive covenants which may include, without limitation, the following matters:

Building Controls

- No second hand or relocated homes shall be placed on or transported to the Property but prefabricated but previously unassembled buildings shall for the purposes of this covenant be deemed to be built upon the Property.
- Not to erect a dwelling which exceeds 6.5m in height.
- Not to erect an accessory building which exceeds 6.0m in height.
- Not erect, construct or place on the Property any building clad in materials and with decorative colours which are not the same or similar to those used on the main dwelling.
- Not to reside or permit others to reside in any temporary structure, caravan, campervan, mobile home or tent on the Property.
- Any registered proprietor who commences construction of any building must ensure that building is completed within 18 months for the date of commencement. Completion is deemed to include affixing all exterior cladding and completing all exterior painting and landscaping.

Land Use Controls

- The Property shall only be used solely for private and family residential purposes and there shall be no more than one detached single dwelling unit and accessory buildings.
- The registered proprietors shall not operate any contracting business or industrial activity, kennel or other facility for raising or boarding dogs, cats or other animals for commercial purposes. The keeping of ordinary household pets is approved.
- No rubbish or debris of any kind shall be placed or permitted to accumulate on the Property. Refuse, garbage and rubbish shall be kept in covered containers at all times within enclosed structures or otherwise appropriately screened from view. No odours shall be permitted to arise from the Property so as to cause a nuisance, be unsanitary or offensive or detrimental to any other lots in the subdivision.

Vegetation Controls

- Any trees to be planted shall not be permitted to grow to a height exceeding 6m.
- No row of trees intended to create a hedgerow or shelterbelt are permitted to grow to a height exceeding 2m.
- No plants listed on the Plant Pests maintained by Environment Southland or any other Territorial Authority having governance over the Property shall be permitted to grow.
- The registered proprietor shall keep the area in front of the Property between the boundary and the road or access lot carriageway in a neat and tidy condition.



No Further Subdivision

The registered proprietor must not further subdivide any allotment which is part of the Fiordland Estates Development for a period of ten (10) years from the date of issue of title.

28.0 NO CAVEAT

- 28.1 The purchaser shall not be entitled to lodge a caveat against the Land or the Property unless a separate record of title has issued for the Property and the vendor is in default of any of its obligations under this Agreement. If the purchaser breaches this obligation then without limitation, the purchaser shall pay all costs, expenses and disbursements (including the vendors legal costs) arising out of the same.

29.0 UTILITIES

- 29.1 It is acknowledged by the parties as follows:

- (a) The vendor is not responsible for the reticulation of any power or other services or supplies within the Property.
- (b) All costs of connection to the services will be the responsibility of the purchaser.
- (c) The vendor will supply power, water, stormwater, sewage and telephone services to the boundary of the Property.

30.0 SETTLEMENT

- 30.1 The purchase price and all other moneys payable by the purchaser to the vendor under this Agreement shall be paid by same day cleared payment and settlement shall take place no later than 3.00 pm on the Settlement Date.

31.0 LONG TERM SUNSET DATE

- 31.1 In consideration of the vendor agreeing to enter into this Agreement with the purchaser and with full acknowledgment by the purchaser that the subdivision of the Land and the Fiordland Estates Development is intended to be carried out in stages by the vendor, the purchaser covenants and agrees with the vendor that the time periods contained in section 225 Resource Management Act 1991 will not apply in respect of this Agreement and the Property and the provisions set out in this Agreement shall apply instead of the statutory time periods contained in the Resource Management Act 1991.
- 31.2 The purchaser may at any time after the expiration of three (3) years after the date of this Agreement by notice in writing to the vendor, cancel this Agreement if the vendor has not caused a separate record of title to issue for the Property.

32.0 GENERAL

- 32.1 **Entire Agreement:** The parties acknowledge that this Agreement contains the entire agreement between the parties notwithstanding any negotiations or discussions prior to the execution of this Agreement and notwithstanding anything contain in any brochure, report or other document.
- 32.2 **Own Judgment:** The purchaser acknowledges that the purchaser has not been induced to execute this Agreement by any representation, verbal or otherwise made by or on behalf of the vendor or the vendor's agents which is not set out in this Agreement.



- 32.3 **Lowest Price:** For the purposes of the financial arrangements rules in the Income Tax Act 2007 the parties agree that the purchase price is the lowest price the parties would have agreed for the sale and purchase of the Property on the date this Agreement was entered into if payment would have been required in full at the time the right in the contracted Property was transferred and the purchase price (excluding any default interest) is the value of the Property.
- 32.4 **Subsequent Purchaser:** In the event of the purchaser selling, disposing of or transferring the Property or assigning the benefit of this Agreement at any time prior to the Settlement Date, the purchaser shall obtain from the transferee or assignee a Deed of Covenant whereby the transferee or assignee covenants with the vendor on the terms and conditions identical to those set out in this Agreement. The Deed of Covenant shall be prepared by the solicitors for the vendor and the purchaser shall pay all the vendor's costs in regard to the preparation and completion of the Deed of Covenant.
- 32.5 **Guarantee:** If the purchaser is a company the director or directors of the purchaser company by their signature to this Agreement guarantee to the vendor compliance by the purchaser with the purchaser's obligations under this Agreement and indemnify the vendor against all costs, claims or liabilities incurred by the vendor as a result of any breach by the purchaser of this Agreement.
- 32.6 **Conflict of Terms:** If there is any conflict between the General Terms contained in the Agreement for Sale and Purchase and these special conditions of sale, the Special Conditions will take precedence.

A handwritten signature in black ink, consisting of a stylized 'D' with a horizontal line through it, followed by a lowercase 'h'.

LAND DISTRICT: SOUTHLAND
 Compined in: RT 51302297
 Total RT Area: 11 4870ha (more or less)
 Local Authority: Southland District Council
 Legal Description: Lot 10 DP 15355

NOTES:
 • All areas and dimensions are subject to final survey.
 • Boundary data is sourced from Land Information New Zealand Landline 2018 and is indicative only.
 • Lot 17 has been omitted from the numbering schedule.

Lot 180-183 hereon to be vested as road.
 Lot 380-388 hereon to be vested as reserve.

AMALGAMATION CONDITION:
 (Stage 1) That Lot 560 hereon and Lot 5, LT 545754 (residue RT 545181) be held as the same record of title.

(Stage 2) That Lot 800 hereon (access to be held as to four undivided one fourth shares by the owners of Lots 28-29 hereon and that individual Records of Title be issued in accordance therewith.

Lot 301 (Reserve to Vest)

Lot 302 (Reserve to Vest)

Lot 303 (Reserve to Vest)

Lot 304 (Reserve to Vest)

Lot 305 (Reserve to Vest)

Lot 306 (Reserve to Vest)

Lot 307 (Reserve to Vest)

Lot 308 (Reserve to Vest)

Lot 309 (Reserve to Vest)

Lot 310 (Reserve to Vest)

Lot 311 (Reserve to Vest)

Lot 312 (Reserve to Vest)

Lot 313 (Reserve to Vest)

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Lot 335 (Reserve to Vest)

Lot 336 (Reserve to Vest)

Lot 337 (Reserve to Vest)

Lot 338 (Reserve to Vest)

Lot 339 (Reserve to Vest)

Lot 340 (Reserve to Vest)

Lot 341 (Reserve to Vest)

Lot 342 (Reserve to Vest)

Lot 343 (Reserve to Vest)

Lot 344 (Reserve to Vest)

Lot 345 (Reserve to Vest)

Lot 346 (Reserve to Vest)

Lot 347 (Reserve to Vest)

Lot 348 (Reserve to Vest)

Lot 349 (Reserve to Vest)

Lot 350 (Reserve to Vest)

Lot 351 (Reserve to Vest)

Lot 352 (Reserve to Vest)

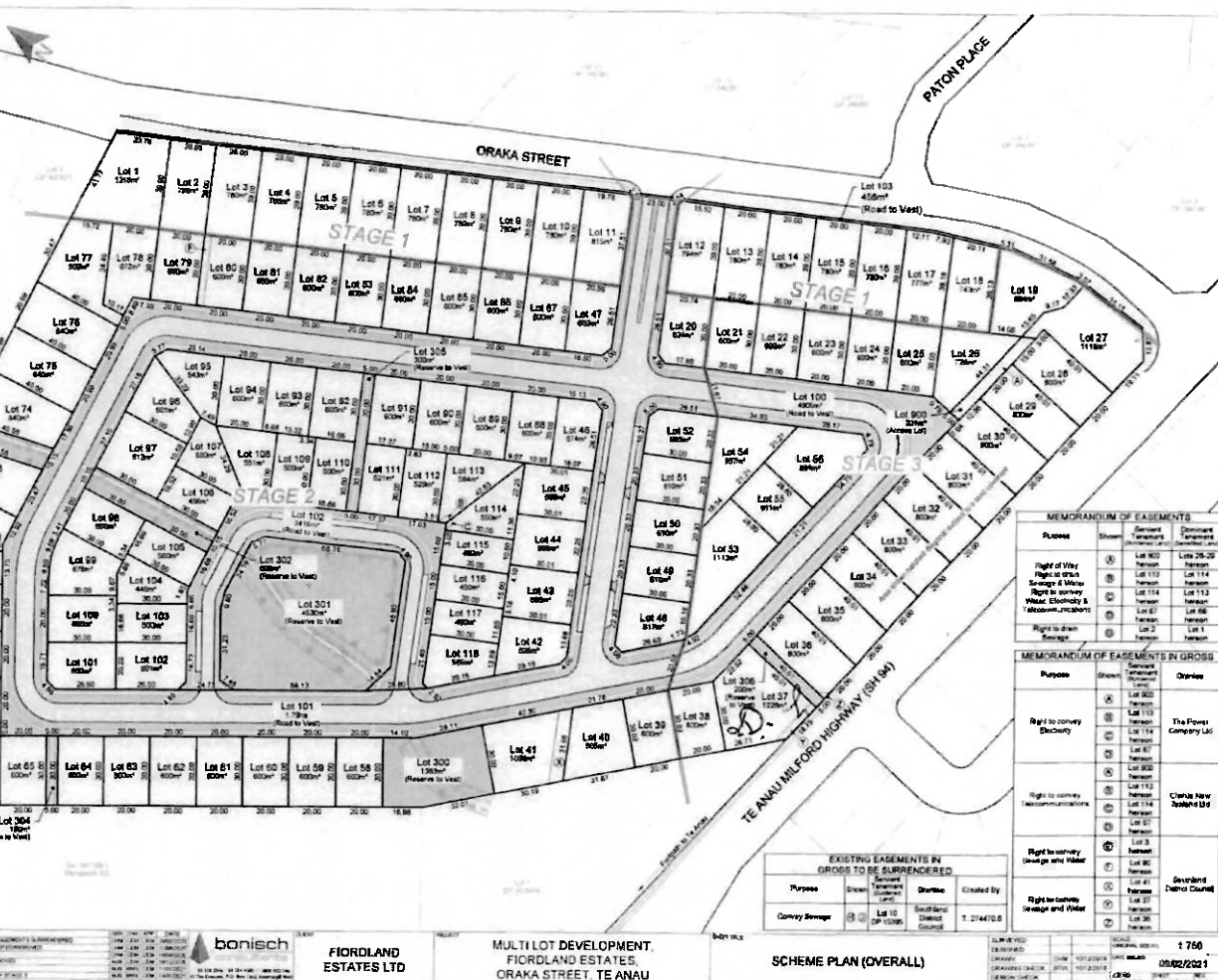
Lot 353 (Reserve to Vest)

Lot 354 (Reserve to Vest)

Lot 355 (Reserve to Vest)

Lot 356 (Reserve to Vest)

Lot 357 (Reserve to Vest)



Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	(A)	Lot 800	Lots 28-29
Right to drain	(B)	Lot 113	Lot 114
Right to survey	(C)	Lot 114	Lot 113
Right to survey	(D)	Lot 114	Lot 113
Right to survey	(E)	Lot 114	Lot 113
Right to survey	(F)	Lot 114	Lot 113
Right to survey	(G)	Lot 114	Lot 113
Right to survey	(H)	Lot 114	Lot 113
Right to survey	(I)	Lot 114	Lot 113
Right to survey	(J)	Lot 114	Lot 113
Right to survey	(K)	Lot 114	Lot 113
Right to survey	(L)	Lot 114	Lot 113
Right to survey	(M)	Lot 114	Lot 113
Right to survey	(N)	Lot 114	Lot 113
Right to survey	(O)	Lot 114	Lot 113
Right to survey	(P)	Lot 114	Lot 113
Right to survey	(Q)	Lot 114	Lot 113
Right to survey	(R)	Lot 114	Lot 113
Right to survey	(S)	Lot 114	Lot 113
Right to survey	(T)	Lot 114	Lot 113
Right to survey	(U)	Lot 114	Lot 113
Right to survey	(V)	Lot 114	Lot 113
Right to survey	(W)	Lot 114	Lot 113
Right to survey	(X)	Lot 114	Lot 113
Right to survey	(Y)	Lot 114	Lot 113
Right to survey	(Z)	Lot 114	Lot 113

Purpose	Shown	Servient Tenement	Dominant Tenement
Right to convey	(A)	Lot 800	Lot 114
Right to convey	(B)	Lot 113	Lot 114
Right to convey	(C)	Lot 114	Lot 113
Right to convey	(D)	Lot 114	Lot 113
Right to convey	(E)	Lot 114	Lot 113
Right to convey	(F)	Lot 114	Lot 113
Right to convey	(G)	Lot 114	Lot 113
Right to convey	(H)	Lot 114	Lot 113
Right to convey	(I)	Lot 114	Lot 113
Right to convey	(J)	Lot 114	Lot 113
Right to convey	(K)	Lot 114	Lot 113
Right to convey	(L)	Lot 114	Lot 113
Right to convey	(M)	Lot 114	Lot 113
Right to convey	(N)	Lot 114	Lot 113
Right to convey	(O)	Lot 114	Lot 113
Right to convey	(P)	Lot 114	Lot 113
Right to convey	(Q)	Lot 114	Lot 113
Right to convey	(R)	Lot 114	Lot 113
Right to convey	(S)	Lot 114	Lot 113
Right to convey	(T)	Lot 114	Lot 113
Right to convey	(U)	Lot 114	Lot 113
Right to convey	(V)	Lot 114	Lot 113
Right to convey	(W)	Lot 114	Lot 113
Right to convey	(X)	Lot 114	Lot 113
Right to convey	(Y)	Lot 114	Lot 113
Right to convey	(Z)	Lot 114	Lot 113

Purpose	Shown	Servient Tenement	Dominant Tenement
Conveyance	(A)	Lot 10	Lot 11
Conveyance	(B)	Lot 11	Lot 10
Conveyance	(C)	Lot 10	Lot 11
Conveyance	(D)	Lot 11	Lot 10
Conveyance	(E)	Lot 10	Lot 11
Conveyance	(F)	Lot 11	Lot 10
Conveyance	(G)	Lot 10	Lot 11
Conveyance	(H)	Lot 11	Lot 10
Conveyance	(I)	Lot 10	Lot 11
Conveyance	(J)	Lot 11	Lot 10
Conveyance	(K)	Lot 10	Lot 11
Conveyance	(L)	Lot 11	Lot 10
Conveyance	(M)	Lot 10	Lot 11
Conveyance	(N)	Lot 11	Lot 10
Conveyance	(O)	Lot 10	Lot 11
Conveyance	(P)	Lot 11	Lot 10
Conveyance	(Q)	Lot 10	Lot 11
Conveyance	(R)	Lot 11	Lot 10
Conveyance	(S)	Lot 10	Lot 11
Conveyance	(T)	Lot 11	Lot 10
Conveyance	(U)	Lot 10	Lot 11
Conveyance	(V)	Lot 11	Lot 10
Conveyance	(W)	Lot 10	Lot 11
Conveyance	(X)	Lot 11	Lot 10
Conveyance	(Y)	Lot 10	Lot 11
Conveyance	(Z)	Lot 11	Lot 10