

Voluntary Planning Agreement

Singleton Council (**Council**)

Mt Owen Pty Limited (**Developer**)

Voluntary Planning Agreement

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Details

Date

Parties

Name	Singleton Council
ABN	52 877 492 396
Short form name	Council
Notice details	Singleton Council PO Box 314 SINGLETON, NSW, 2330

Name	Mt Owen Pty Limited
ABN	83 003 827 361
Short form name	Developer
Notice details	Mt Owen Mine C/O Mt Owen Pty Limited PO Box 320 SINGLETON, NSW, 2330

Background

- A. Mt Owen Pty Ltd is the proponent of the Mount Owen Continued Operations Project (**the Project**). The Project is the continuation of the currently approved open cut mining operations at Mt Owen and Ravensworth East mines located between the townships of Singleton and Muswellbrook in New South Wales (**NSW**). A plan showing the Mount Owen Continued Operations Project, as at the date of this agreement, is set out in Schedule 2.
 - B. On 3 November 2016, Mt Owen Pty Ltd was granted approval for the Mt Owen Continued Operations Project (**Project Approval**) by way of development consent (SSD 5850) under section 89E of the *Environmental Planning and Assessment Act 1979 (Act)*..
 - C. Schedule 2 Condition 15 of the Project Approval requires the Developer to enter into a Planning Agreement with the Singleton Council to provide development contributions in accordance with Division 6 of Part 4 of the Act.
 - D. The Developer has agreed to provide the Development Contributions described in Schedule 1 of this Agreement, subject to the conditions outlined in this Agreement, in performance of the conditions of the Project Approval.
-

Agreed terms

1. Definitions & Interpretation

1.1 In this Agreement the following definitions apply:

- (a) **Act** means the *Environmental Planning and Assessment Act 1979* (NSW).
- (b) **Business Day** means a day that is not a Saturday, Sunday, public holiday or bank holiday in New South Wales, Australia.
- (c) **CPI** means the published Consumer Price Index (Sydney – All Groups), or if that index is no longer published, then any other index which, in the reasonable opinion of the Developer, is an equivalent index.
- (d) **Commencement Date** means the date the Agreement is executed by both parties.
- (e) **Development Contributions** means the monetary contributions identified in Schedule 1.
- (f) **End of Mining Operations** means the date on which the Developer ceases to extract coal from the mining pit shell as shown in the Project Approval.
- (g) **GST** has the same meaning as in GST Law.
- (h) **GST Act** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition or administration of the GST.
- (i) **GST Law** has the meaning given to that term in the GST Act.
- (j) **Land** means those lots within the area identified as “Project Area” in plan in Part A of Schedule 2.
- (k) **Law** means any constitution or provision, statute, Act, regulation, rule, ordinance, proclamation, subordinate legislation, delegated legislation, by-law, judgment, rule of common law or equity, rule, approval, consent or condition of approval or consent imposed by a competent entity exercising statutory jurisdiction in the relevant matter.
- (l) **Operational Plan** means an operational plan approved by Council under section 405 of the *Local Government Act 1993* (NSW).
- (m) **Project Approval** means the project approval for SSD 5850 granted to Mt Owen Pty limited for the Mount Owen Continued Operations Project on 3 November 2016 over the project area set out in Schedule 2.
- (n) **Tax Invoice** has the meaning given to that term in the GST Act.

1.2 In the interpretation of this Agreement, the following provisions apply unless the context otherwise requires:

- (a) Headings are inserted for convenience only and do not affect the interpretation of this Agreement.
- (b) If the day on which the any act, matter or thing is to be done under this Agreement is not a Business Day, the act, matter or thing must be done on the next Business Day.

- (c) A reference in this Agreement to dollars or \$ means Australian dollars and all amounts payable under this Agreement are payable in Australian dollars
- (d) A reference in this Agreement to any law, legislation or legislative provision includes any statutory modification, amendment or re-enactment, and any subordinate legislation or regulations issued under that legislation or legislative provision.
- (e) A reference in this Agreement to any agreement, deed or document is to that agreement, deed or document as amended, novated, supplemented or replaced.
- (f) A reference to a clause, part, schedule or attachment is a reference to a clause, part, schedule or attachment of or to this Agreement.
- (g) An expression importing a natural person includes any company, trust, partnership, joint venture, association, body corporate or governmental agency.
- (h) Where a word or phrase is given a defined meaning, another part of speech or other grammatical form in respect of that word or phrase has a corresponding meaning.
- (i) A word which denotes the singular denotes the plural, a word which denotes the plural denotes the singular, and a reference to any gender denotes the other genders.
- (j) References to the word 'include' or 'including' are to be construed without limitation.
- (k) A reference to this Agreement includes the agreement recorded in this Agreement.
- (l) A reference to a party to this Agreement includes a reference to the servants, agents, and contractors of the party, and the party's successors and assigns.
- (m) Any schedules and attachments form part of this Agreement.

2. Planning agreement under the Act

The Parties agree that this Agreement is a planning agreement governed by Subdivision 2 of Division 6 of Part 4 of the Act.

3. Application of this Agreement

This Agreement is made in respect of the development the subject of the Project Approval and applies to the Land.

4. Operation of this Agreement

The Agreement takes effect on and from the Commencement Date.

5. Provision of Development Contributions

5.1 The Development Contributions

Subject to this Agreement, the Developer will pay to Council the Development Contributions.

5.2 Form of Development Contributions

The Development Contributions are to be made:

- (a) for the purpose in column 1 of the tables in Schedule 1;

- (b) in the total amount referred to in column 4 of the tables in Schedule 1; and
- (c) at the times referred to in column 3 of the tables in Schedule 1. Council and the Developer will agree upon an indicative schedule for the execution of the works contemplated by column 1 of the table Schedule 1 as necessary.

5.3 Adjustment for CPI

The Development Contributions in Part A of Schedule 1 are not subject to adjustment for changes in CPI.

The Development Contributions in Part B of Schedule 1 are to be adjusted for changes in CPI as follows:

$$DCP = \frac{DC \times A}{B}$$

where:

- DCP = the actual Development Contribution payment amount payable at the time the particular payment is made;
- DC = the particular Development Contribution payment amount required to be paid as per column 2 of the table in Part B of Schedule 1;
- A = the most recent CPI (Index Number) published by the ABS prior to the date the payment is due to be made; and
- B = the most recent CPI (Index Number) published by the ABS prior to the date of this Agreement.

5.4 Payment of Development Contributions

- (a) A Development Contribution is made for the purposes of this Agreement when cleared funds are deposited by the Developer by means of electronic transfer into a bank account nominated by Council.
- (b) Before making any Development Contribution, the Developer must give Council not less than two Business Days' written notice of:
 - (i) its intention to make a Development Contribution; and
 - (ii) the amount proposed to be paid.
- (c) The Developer must give a notice to Council pursuant to clause 5.4(b) within 14 days after:
 - (i) in respect of the Development Contributions set out in Schedule 1, receipt from Council of a valid Operational Plan pertaining to the relevant Development Contribution; and
 - (ii) in respect of the Development Contributions set out in Schedule 1, the date for payment of the Development Contribution as set out in column 3 of the table in Schedule 1.

5.5 Valid Operational Plan

For the purposes of clause 5.4(c)(i) and column 3 of the table in Schedule 1, a valid Operational Plan is a plan that:

- (a) identifies forecasted expenditure by Council for a purpose and amount that accords with column 1 and 4 of the table in Schedule 1 (or such portion remaining that hasn't already been released to Council) for that relevant portion of the Development Contributions; or
- (b) identifies forecasted expenditure for a public purpose in lieu of a purpose identified in Schedule 1 column 1 and for an amount that accords with column 4 of the table in Schedule 1 (or such portion remaining that hasn't been released to Council) and the Developer has agreed in writing (prior to the preparation by Council of the Operational Plan) to the use of the Development Contributions for the alternative public purpose.

5.6 Requirement for invoices

- (a) Upon receiving a notice from the Developer pursuant to clause 5.4(b), Council must provide the Developer with a Tax Invoice for the amount of the contribution that the Developer proposes to pay.
- (b) The Developer:
 - (i) is not required to pay a Development Contribution; and
 - (ii) will not be in breach of this Agreement if it fails to pay a Development Contribution at the time required by this Agreement,

if Council fails to provide the Developer with a Tax Invoice for the amount proposed to be paid by the Developer.

5.7 Effect of making the Development Contributions

- (a) The parties agree that once funds for each of the Development Contributions set out in Schedule 1 have been transferred to Council by the Developer in accordance with clause 5.4 for an amount equalling the amount in column 4 of the table in Schedule 1, then no further funds are required to be transferred by the Developer to Council for the relevant purpose.
- (b) If on the date that is 20 years after the Commencement Date the Council has failed to provide the Developer with an Operational Plan satisfying clause 5.4(a) for some or all of the Development Contributions set out in Schedule 1, the Developer must transfer the funds corresponding to the remaining Development Contributions set out in Schedule 1 to Council in satisfaction of the Developer's obligations under this Agreement.
- (c) The parties agree that upon the payment of the total amount of the Development Contributions to Council, no further monetary contributions are payable under this Agreement.

5.8 Use of Development Contributions

Council shall only use the funds transferred by the Developer to Council as Development Contributions for the purposes outlined in column 1 of the tables in Schedule 1, or as otherwise agreed by the Developer in writing.

6. Enforcement and guarantee

- (a) The Developer irrevocably and unconditionally guarantees to the Council that the Developer will pay the Development Contributions required under this Agreement on time.
- (b) A demand under this clause may be made by the Council at any time and from time to time. A demand must specify the amount owing and how that amount is calculated.
- (c) The guarantee provided under this clause:
 - (i) extends to the present and future balance of the Development Contributions;
 - (ii) is wholly or partially discharged by the whole or partial payment of the Development Contributions;
 - (iii) continues until all of the Development Contributions have been paid in full; and
 - (iv) is a principal and independent obligation and is not ancillary, collateral or limited by reference to any other obligation.
- (d) Despite anything else in this Agreement, the maximum amount which the Developer may be required to pay under this Agreement is an amount equal to \$1,024,000 (before adjustment for CPI in accordance with clause 5.3).
- (e) The Developer acknowledges entering this document in return for Council agreeing to this Agreement as required under the conditions of the Project Approval.

7. Application of s94 and s94A of the Act

This Agreement does not exclude the operation of sections 94 and 94A of the Act to the Project Approval.

8. Registration of this Agreement

This Agreement is to be registered under section 93H of the Act, but only in respect of those lots listed in Part B of Schedule 2.

9. Review of this Agreement

This Agreement may be varied or amended only by the express written approval of all the parties and in compliance with the Act.

10. Dispute Resolution

10.1 Application

Any dispute or difference between the parties arising under or in connection with this Agreement, including any dispute or difference as to the formation, validity, existence or termination of this Agreement (**Dispute**) must be resolved as set out in this clause 10. A party must not commence any court proceedings relating to a dispute unless it complies with this clause 10.

10.2 Notification

A party claiming a Dispute has arisen must give the other parties to the Dispute notice setting out details of the Dispute.

10.3 Parties to resolve Dispute

Within 14 days of the party receiving the notice referred to in clause 10.2 the parties (or those parties the subject of the Dispute) must meet to attempt in good faith to resolve the Dispute.

10.4 Arbitration

- (a) If within 21 days of receiving notification under clause 10.2, or such further time as agreed in writing by the parties, the Dispute is not resolved, either party will have the right to refer the Dispute to binding arbitration pursuant to the *Commercial Arbitration Act 1984* (NSW) by issuing a written notice requiring the matter to be referred.
- (b) The arbitration shall be conducted in accordance with the Institute of Arbitrators and Mediator's Australia Rules for the conduct of Commercial Arbitrations.
- (c) A party must not commence arbitration proceedings in respect of a Dispute unless it has complied with clause 10.2 and 10.3.
- (d) The arbitrator will be appointed by the President of the Institute of Arbitrators and Mediators Australia.
- (e) The seat or legal place of arbitration shall be in Sydney, NSW.
- (f) Parties to the arbitration shall be entitled to legal representation.
- (g) The laws relating to evidence will apply to the arbitration.

10.5 Confidentiality

Any information or documents disclosed by a party under this clause:

- (a) must be kept confidential; and
- (b) may only be used to attempt to resolve the Dispute.

10.6 Breach of this clause

If a party to a Dispute breaches clauses 10.1 to 10.5, the other parties to the Dispute do not have to comply with those clauses in relation to the Dispute.

10.7 Court Proceedings

If the dispute is not resolved within 60 days after notice is given under clause 10.2, then any party which has complied with the provisions of this clause 10, may in writing terminate any dispute resolution process undertaken under clause 10 and may commence court proceedings in relation to the dispute.

10.8 No prejudice

This clause 10 does not prejudice the right of any party to institute court proceedings for urgent injunctive or declaratory relief in any matter arising out of or relating to this Agreement.

11. Agreement does not fetter discretion

Nothing in this Agreement shall be construed as requiring Council to do anything that would cause it to be in breach of any of its obligations at law, and without limitation, nothing shall be construed as limiting or fettering in any way the exercise of any statutory discretion or duty.

12. GST

12.1 Defined GST terms

Defined terms used in this clause 12 have the meaning ascribed to them in the GST Law.

12.2 GST to be added to amounts payable

If GST is payable on a taxable supply made under, by reference to or in connection with this Agreement, the party providing the Consideration for that Taxable Supply must also pay the GST Amount as additional Consideration. This clause does not apply to the extent that the Consideration for the Taxable Supply is expressly agreed to be GST inclusive, unless otherwise expressly stated, prices or other sums payable or Consideration to be provided under or in accordance with this Agreement are exclusive of GST.

12.3 Tax invoice

If a party is liable for GST on any payments made under this Agreement, the other party must issue a tax invoice (or an adjustment note) to the liable party for any GST payable under this agreement within seven days of a written request. The tax invoice (or adjustment note) must include the particulars required by the GST Law to obtain an input tax credit for that GST.

12.4 GST obligations to survive termination

This clause 12 will continue to apply after expiration of termination of this Agreement.

13. Notices

13.1 Any notice, consent, information, application or request that must or may be given or made to a party this Agreement is only given or made if it is in writing and sent in one of the following ways:

- (a) Delivered or posted to that party at its address set out below
- (b) Emailed to that party at its email address set out below

Council

Attention: Jason Linnane

Address: Singleton Council
PO Box 314
Singleton, NSW, 2330

Email: jlinnane@singleton.nsw.gov.au

Developer

Attention: Stephen Hubert

Address: Mt Owen Mine
C/O Mt Owen Pty Limited
PO Box 320
Singleton, NSW, 2330

Mobile Number: 0429 700 650

Email: Stephen.Hubert@glencore.com.au

- 13.2 If a party gives the other party three (3) Business Days' notice of a change of its address or fax number, any notice, consent, information, application or request is only given or made by that party if it is delivered, posted or faxed to the latest address or fax number.
- 13.3 Any notice, consent, information, application or request is to be treated as given or made at the following time:
- (a) If it is delivered, when it is left at the relevant address;
 - (b) If it is sent by post, two (2) Business Days after it is posted;
 - (c) If it is sent by fax, as soon as the sender receives from the sender's fax machine a report of an error free transmission to the correct fax number.
- 13.4 If any notice, consent, information, application or request is delivered, or an error free transmission report in relation to it is received, on a day that is not a Business Day, or if on a Business Day, after 5pm on that day in the place of the party to whom it is sent, it is to be treated as having been given or made at the beginning of the next Business Day.

14. Approvals and consent

Except as otherwise set out in this Agreement, and subject to any statutory obligation, a party may give or withhold an approval or consent to be given under this Agreement in that party's absolute discretion and subject to any conditions determined by the party. A party is not obliged to give reasons for giving or withholding consent or for giving consent subject to conditions.

15. Costs

The costs associated with the preparation, execution, stamping and registration of the Agreement will be borne by the Developer.

16. Entire agreement

This Agreement contains everything to which the Parties have agreed in relation to the matters it deals with. No party can rely on an earlier document, or anything said or done by another party, or by a director, officer, agent or employee of that party, before this Agreement was executed, except as permitted by law.

17. Further acts

Each party must promptly execute all documents and do all things that another party from time to time reasonably requests to affect, perfect or complete this Agreement and all transactions incidental to it.

18. Governing law and jurisdiction

This Agreement is governed by the law of New South Wales. The parties submit to the non-exclusive jurisdiction of its courts and courts of appeal from them. The parties will not object to the exercise of jurisdiction by those courts on any basis.

19. Representations and warranties

The Parties represent and warrant that they have power to enter into this Agreement and comply with their obligations under the Agreement and that entry into this Agreement will not result in the breach of any law.

20. Severability

If a clause or part of a clause of this Agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this Agreement, but the rest of this Agreement is not affected.

21. Waiver

The fact that a party fails to do, or delays in doing, something the party is entitled to do under this Agreement, does not amount to a waiver of any obligation of, or breach of obligation by, another party. A waiver by a party is only effective if it is in writing. A written waiver by a party is only effective in relation to the particular obligation or breach in respect of which it is given. It is not to be taken as an implied waiver of any other obligations or breach or as an implied waiver of that obligation or breach in relation to any other occasion.

22. Counterparts

This Agreement may be executed in any number of counterparts.

Schedule 1 - Contributions Schedule

Part A - Not Subject to CPI Adjustments

Purpose of the Development Contribution	Term	Date for payment of Development Contribution	Amount of Development Contribution
Economic Development Initiatives - Riverfront Beautification The purpose of this contribution is to contribute towards the cost of undertaking a significant economic development project within the Singleton Local Government Area. Council will propose the details of the project for approval by the Developer. Once approved by the Developer, the project will be implemented in accordance with an Operational Plan.	Whilst ever coal mining operations are undertaken on site unless otherwise agreed.	10 yr term - \$50,000 per annum to SSC for the first five years with \$30,000 per annum thereafter for remaining five years.	\$400,000
Completion of the All Abilities Playground at Rose Point Park Stage 8 - Climbing Challenge Stage 9 - Graduated balancing challenges Stage 10 - Spinning, balancing and rocking including new accessible equipment Stage 11 - Sensory trail Extension of junior cycleway Extension of boundary fence to include third shelter Landscaping and seating	Contributions made in line with the SC project plan approved by Mt Owen and whilst ever coal mining operations are undertaken on site.	<ul style="list-style-type: none"> Initiated at the end of quarter following SSD approval \$177,000 contribution for Stages 8 & 9 \$192,000 contribution for Stage 10 \$95,000 contribution for Stage 11 & cycleway \$36,000 contribution for boundary fence & shelter. 	\$500,000
Five year sponsorship of the community groups (Softcogs / Singleton Rotary) Proposed establishment and annual conduct of a national signature tourism / healthy lifestyle cycle event from Singleton to Lake St Clair to build	Whilst ever coal mining operations are undertaken on site and while ever the event is held and not to exceed the term	5 year term - \$20,000 per annum to SSC.	\$100,000

on Glencore's support of Lake St Clair's facility improvement.	nominated.		
Support for Aboriginal Cultural Events Annual Aboriginal Art Award	Whilst ever coal mining operations are undertaken on site and while ever the event is held and not to exceed the term nominated.	3 year term - \$8,000 per annum for funding of art award show.	\$24,000
Mt Owen VPA Total			\$1,024,000

Part B - Subject to CPI Adjustments

Nil

Schedule 2 – Lands

PART A - PLAN OF THE MOUNT OWEN CONTINUED OPERATIONS PROJECT

PART B – LAND FOR REGISTRATION OF THIS AGREEMENT

Lot	DP	Owner
1	1072124	Mine Owned Glencore
1	135026	Mine Owned Glencore
1	137381	Mine Owned Glencore



Lot	DP	Owner
1	137382	Mine Owned Glencore
1	151176	Mine Owned Glencore
1	159786	Mine Owned Glencore
1	380676	Mine Owned Glencore
1	48490	Government Authority
1	745486	Mine Owned Glencore
1	793886	Government Authority
1	804150	Mine Owned Glencore
1	823167	Mine Owned Glencore
1	865784	Mine Owned Glencore
1	925901	Mine Owned Glencore
1	940619	Mine Owned Glencore
2	1072124	Mine Owned Glencore
2	233019	Australian Rail Track Corporation
2	38725	Mine Owned Glencore
2	549723	Mine Owned Glencore
2	6842	Mine Owned Glencore
2	730978	Mine Owned Glencore
2	804150	Mine Owned Glencore
2	823167	Mine Owned Glencore
2	829977	Government Authority
2	859544	Mine Owned Glencore
2	865784	Mine Owned Glencore
3	38725	Mine Owned Glencore
3	195598	Mine Owned Glencore
3	662944	Mine Owned Glencore
3	1072124	Mine Owned Glencore
3	823167	Mine Owned Glencore
3	859544	Mine Owned Glencore
4	1072124	Mine Owned Glencore
4	255403	Mine Owned Glencore
4	38725	Mine Owned Glencore
4	823167	Mine Owned Glencore
4	859544	Mine Owned Glencore
5	1077004	Mine Owned Glencore
5	38725	Mine Owned Glencore
5	823167	Mine Owned Glencore
5	859544	Mine Owned Glencore
6	1077004	Mine Owned Glencore
6	255403	Mine Owned Glencore

Lot	DP	Owner
6	38725	Mine Owned Glencore
6	859544	Mine Owned Glencore
7	38725	Mine Owned Glencore
7	859544	Mine Owned Glencore
8	6830	Mine Owned Glencore
8	38725	Mine Owned Glencore
8	859544	Mine Owned Glencore
8	1077004	Government Authority
9	6842	Mine Owned Glencore
9	38725	Mine Owned Glencore
10	38725	Mine Owned Glencore
11	6830	Mine Owned Glencore
11	6842	Mine Owned Glencore
11	38725	Mine Owned Glencore
11	825904	Mine Owned Glencore
11	873459	Mine Owned Glencore
12	38725	Mine Owned Glencore
12	825904	Mine Owned Glencore
12	873459	State Forest
12	1017435	Mine Owned Glencore
13	38725	Mine Owned Glencore
13	665120	Mine Owned Glencore
13	825904	Mine Owned Glencore
14	38725	Mine Owned Glencore
14	825904	Mine Owned Glencore
15	38725	Mine Owned Glencore
15	873459	Mine Owned Glencore
16	38725	Mine Owned Glencore
17	6830	Mine Owned Glencore
19	38725	Mine Owned Glencore
20	38725	Mine Owned Glencore
21	6830	Mine Owned Glencore
21	38725	Mine Owned Glencore
21	841165	Mine Owned Glencore
22	841165	Mine Owned Glencore
23	6842	Mine Owned Glencore
23	841165	Mine Owned Glencore
24	6830	Mine Owned Glencore
24	841165	Mine Owned Glencore
25	6830	Mine Owned Glencore

Lot	DP	Owner
25	841160	Mine Owned Glencore
26	6830	Mine Owned Glencore
26	841160	AusGrid
27	6830	Mine Owned Glencore
30	752462	Mine Owned Glencore
32	535087	Mine Owned Glencore
32	545601	Mine Owned Glencore
37	752462	Mine Owned Glencore
58	752462	Mine Owned Glencore
60	752462	Mine Owned Glencore
71	625171	Mine Owned Glencore

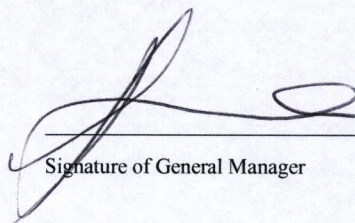
Signing page

EXECUTED as an agreement.

Dated: 23 FEBRUARY 2017

SIGNED by the **Singleton Council**, in
accordance with a resolution passed on:

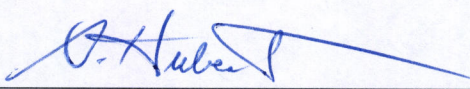
Mark Dulew
Signature of authorised person


Signature of General Manager

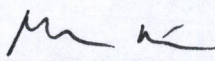
MARK I HLEIN.
Name/Office held

Jason Linnane
Name

EXECUTED by **Mt Owen Pty Limited**
ABCN 83 003 827 361


Signature of Director

Stephen Hubert
Name


Signature of Director

Mark Klasen
Name