

## EXHIBIT I.

## ONAKAKA MINERAL LEASE.

THIS DEED, made the fourteenth day of September, one thousand nine hundred and twelve, between His Majesty KING GEORGE THE FIFTH (who with his heirs and successors is hereinafter referred to as "the lessor"), of the one part, and THOMAS A. TURNBULL, of the City of Nelson, in the Dominion of New Zealand, mining engineer (who with his executors, administrators, and assigns is hereinafter referred to as "the lessee"), of the other part.

Whereas the lessee hath, in accordance with the provisions of the Mining Act, 1908, made application to the Warden of the Karamea Mining District sitting at Collingwood for a mineral lease of the land hereinafter described, authorizing the lessee to occupy the parcel of Crown land situate in the said mining district, containing by admeasurement eight hundred and seventy acres (870), more or less, subject to the provisions of the said Act, for the term, at the rent and royalty, and upon and subject to the covenants and conditions hereinafter contained and implied:

Now this deed witnesseth that in consideration of the rent and royalties and other payments hereinafter respectively reserved, and of the covenants and conditions hereinafter contained and implied, and on the part of the lessee to be paid, observed, and performed, the lessor doth hereby demise and lease unto the lessee all that parcel of Crown land situate in the said mining district, containing eight hundred and seventy acres (870), more or less, as the same is more particularly delineated and described in the schedule hereto and plan indorsed hereon, and on the said plan in outline edged with a red colour, together with the appurtenances thereunto belonging or appertaining, and all and singular the iron-ore (otherwise known as limonite and hæmatite) already found and discovered, and which shall or may at any time hereafter during the term hereby granted be opened, found, and discovered in, under, or upon the said parcel of land, and all by-products (if any) which may be derived or won in the process of the treatment of such iron-ore, together with full and free liberty, power, and authority for the lessee to dig, sink, drive, erect, make, and take such mines, pits, shafts, levels, trenches, soughs, drifts, leats, water-gates, roads, engines, machinery, and other works, furnaces, pit-room, heap-room, and storeroom in, under, or upon the said parcel of land or any part thereof as the lessee shall think proper, or as may be necessary or expedient for searching, for getting, storing, and carrying away the iron-ore in or from the mines and ore-bodies on or under the said parcel of land, and from the pits and shafts which shall be made by the lessee therein, and for avoiding and carrying off water and foul air therefrom, and also to take, lead, and carry away with trains, tramways, carts, wagons, and other ways and means all the iron-ore raised and got out of the said mines, and also in and upon the said parcel of land to make, fix, and place such roads, railways, tramways, wagonways, viaducts, and bridges and other ways as occasion shall require, and also to make, erect, and build upon the said parcel of land or any part thereof, and to remove and pull down and on the same or any part or parts of the said parcel of land to re-erect and rebuild all such engines, machinery, furnaces, gins, whimseys, houses, stables, buildings, sheds, walls, and other erections as shall from time to time be necessary or convenient for the working of all or any of the said ore-bodies under or upon the said parcel of land, or for getting or procuring the ore therefrom or therein, or for converting the same into iron or steel, or for winning and obtaining the by-products thereof, or for laying up or stacking any such ore, iron, or steel, or by-products, or for more effectually exercising all or any of the liberties, powers, and authorities hereby granted; and for all or any of the purposes aforesaid, but for no other purpose—

- (a.) To fell, cut, and use any suitable timber which may be growing or lying upon the said parcel of land, and for such purposes to erect and maintain thereon saw-mills or sawpits, planing-sheds, and other necessary buildings and the relative machinery thereto.
- (b.) To dig and get brick earth and clay and manufacture the same into bricks and tiles, and to erect and maintain upon the said parcel of land all suitable and necessary buildings and machinery for such purposes.
- (c.) To quarry and get stone, sand, gravel, or other building or road material from the said parcel of land, and use the same for the purposes of the operations of the lessee.
- (d.) To keep and depasture upon the said parcel of land horses, cattle, sheep, and other animals for the purpose of carrying on the operations of the lessee, or for affording physical sustenance to the lessee and persons employed by him, and for such purposes to plant, sow, and grow crops upon the said parcel of land.
- (e.) To have, use, possess, and enjoy all such other liberties, rights, privileges, powers, and authorities which are incident to or usual in connection with a lease of land or a lease of a mining property, and which are not inconsistent with the provisions of the Mining Act, 1908, or exclusive of any liberties, rights, privileges, powers, and authorities expressly hereby granted.

To hold, use, and exercise and enjoy the said parcel of land, ore-bodies, liberties, powers, and authorities, and all and singular other the premises hereby granted and demised, or expressed or intended so to be, unto the lessee, subject to the reservations, exceptions, and conditions expressed in the Mining Act, 1908, with respect to mineral leases, and subject also to the conditions and stipulations herein contained or implied:—

(1.) The sum of eight hundred and seventy pounds (£870) already deposited by the lessee with the Warden of the Karamea Mining District (hereinafter with his successors called "the Warden") in connection with the application for this lease shall be held by the Minister of Mines as security for the lessee's due compliance with the terms of this lease, and such sum of eight hundred and seventy pounds (£870) or any portion thereof which shall not have been refunded to the lessee as hereinafter provided shall be liable to be absolutely forfeited to the lessor under the circumstances and in manner hereinafter provided.