

**LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN
MINISTRY OF AGRICULTURE AND RURAL DEVELOPMENT**

AND

CLC INDUSTRIES PLC

This Land Lease Agreement is made and entered by and between **Ministry of Agriculture and Rural Development** of FDRE having its principal office at Kirkos sub city , Addis Ababa, Ethiopia, [herein after referred to as the " Lessor"].

and

CLC Industries PLC is a Private limited company incorporated under Ethiopia Law and having its Registered Office at **CETU bld. ,Bole road ,Addis Ababa, Ethiopia** [herein after referred to as "lessee", which expression where the context admits shall also mean and include its successors and assigns.

WHEREAS, the lessee a business organization incorporated to engage in cotton farming and textile manufacturing industry under the relevant laws of Ethiopia; and requires sufficient land in Amhara & Beneshangul Gumuz regional States;

WHEREAS, the Lessor is willing to provide the required land lease basis in accordance with the terms and conditions provided hereunder;

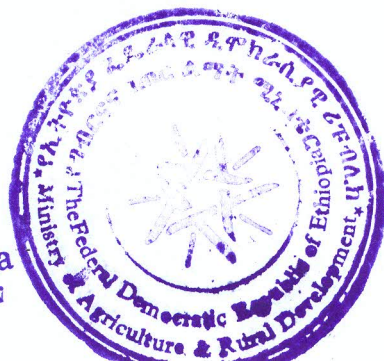
NOW THEREFORE, the parties have executed this land lease agreement on the ^{25th} of December 2009 under the terms and conditions indicated herein below.

Article 1

Scope of Agreement

- 1.1** The scope of this lease Agreement is to establish a long term land lease of rural land for cotton farming and related activities on the land measuring **25,000** hectares, located in **Amhara and Benishangul gumuz** Regions, **Awi & Metekel** Zones, **Jawi and Pawe special** Weredas **Alkurand and Jabana legility & Ankwasha burzi** kebeles together with the lease certificate serial No ----- with all rights of easement, amenities, fittings, fixtures, structures, installations, property or other improvements standing thereon, to the ----- company to be incorporated for the purposes hereinafter mentioned by the lessee in the Federal Democratic Republic of Ethiopia.
- 1.2** This Lease Agreement shall be applicable to the full and exclusive use of that parcel of Rural land more particularly described in this lease [herein after referred to as the 'Lease Land'] for cultivation or development of cotton farming free of any other land use charge/ levies or


Yaekob Yalla
State Minister




For CLC INDUSTRIES PLC

(Authorised Representative)

