

**LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN MINISTRY
OF AGRICULTURE
AND
TOREN AGRO INDUSTRIES PLC.**

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

And

TOREN AGRO INDUSTRIES PLC. is a Private limited company incorporated and registered under the Ethiopian commercial law, having its Registered Office at **H.no 173, Kebele 02, Kirkos sub city, Addis Ababa Ethiopia Tele. 0911 20 82 14, Fax.011 157 47 03** [herein after referred to as "lessee", which expression where the context admits shall also mean and include its successors and assigns, including a company to be incorporated for the purpose here in after mentioned by the lessee in the Federal Democratic Republic of Ethiopia.

WHEREAS, the lessee, a business organization incorporated to engage in **Cotton as a principal investment and soy bean as a rotational crop development** under the relevant laws of Ethiopia; and requires sufficient land in **Gambella** Regional State;

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 **30th September, 2011** 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 as a principal investment and soy bean as a rotational crop development** and related activities on the land measuring **6,000** hectares, located in **Gambella** Regional State, **Agnuwak** Zone, **Goge** District **Goge-Geberiele** kebele together with all rights of easement of amenities, fittings, fixtures, structures, installations, property or other improvements standing thereon.
- 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'] free of any other land rent other than the rent expressed under Article 2 of this agreement.



