THIS LEASE AGREEMENT is made this 25th day of Dec. in the Year of Our Lord Two Thousand and Eleven (2011) pursuant to the provisions of the Provinces Land Act (Cap 122) of the Laws of Sierra Leone 1960 BETWEEN THE CHIEFDOM COUNCIL OF YONI CHIEFDOM in the Tonkolili District in the Northern Province of the Republic of Sierra Leone represented by The Regent Chief PA ROKE SESAY, the Chieftain Speaker, PA KAPRR SESAY, JAMES TURAY, PA ALIE KANU (Representing Royanka Village); MOHAMED GBLA, MOMOH KANU, PA BRIMA SANKOH (representing Makuseh Village); PA LAMINA SESAY, MR. BRIMA BUNDU SESAY, ALFRED CONTEH (representing Mamorka Village); PA HASSANA KAMARA, PA ISSA KAMARA, PA ISSA SERRY (representing Barryne Village), PA MUSTAPHA GBLA, PA SULLAY GBLA, PA ALIJANI BUNDU, (representing Roghongban Village), IDRISSE CONTEH, ALIE CONTEH RASHID KARBO (representing Rothangbary Village); PA JOHN FULLAH, PA MOHAMED FULLAH, PA ALIE FULLAH (representing Romilla Village); PA BRIMA TURAY, PA BRIMA FORNAI ISSE TURAY (representing Masethieh II Village) all of Yoni Chieftain Tonkolili District in the Northern Province aforesaid (hereinafter referred to as the “LESSEES”) which expression where the context so admits shall include their successors, beneficiaries and lawful assigns) of the one part AND MIRG FORESTRY (SL) LIMITED a limited liability Company incorporated under the Companies Act No. 5 of 2009 with its registered address at 1st Floor at No. 65 Siaka Stevens Street Freetown in the Western Area of the Republic of Sierra Leone aforesaid (hereinafter referred to as the “LESSORS”) which expression where the context so admits shall include its successors in title and lawful assigns) of the other part.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1. That in consideration of the rent, covenants and stipulations hereinafter reserved and contained as the part of the LESSEE to be paid and performed the LESSORS hereby DEMISE unto the LESSEE ALL THAT piece or parcel of land totaling 20,980.0 hectares (51,335.6 Acres) or thereabout situate lying and being at Yoni Chieftain Tonkolili District in the Northern Province aforesaid more particularly described in the schedule hereunder and intended to form part of this Agreement (hereinafter referred to as the “DEEMED LAND”) TO HAVE and TO HOLD the same UNITED TO and to the USE of the LESSEE from the 1st day of January 2012 for a term of fifty (50) years IN YIELDING AND PAYING therefore during the first seven years of the said term the annual rent in advance of USD 2.00 (Two United States Dollars) per hectare PROVIDED that the rent for the remaining period will be reviewed every seven years subject to the provisions of CAP 122 of the Laws of Sierra Leone 1950 or any other law or regulation in force at the time.

2. THE LESSEE HEREBY COVENANTS WITH THE LESSORS AS FOLLOWS:-

(i) To pay the rent hereby reserved in the manner aforesaid

(ii) To bear pay and discharge all utility charges to wit; electricity, telephones and water consumed by the LESSEE on the DEMISED LAND associated with the Agricultural operations of the LESSEE.

(iii) To keep the DEMISED LAND including all drains, sanitary and water appurtenances in good and tenable repair and condition (fair wear and tear excepted) throughout the term hereby granted.

(iv) To develop the DEMISED LAND in such a manner and at such time as the LESSEE shall deem fit and expedient for agriculture, agro-industry and other related purposes.

(v) At the expiration or sooner determination of the said term peaceably, to YIELD UP to the LESSORS the DEMISED LAND with any addition thereon (except LESSOR'S fixtures) in good and substantial repair fair wear and tear excepted.

(vi) To pay into a community development fund for the benefit of the local community at the end of every year a royalty of five per cent (5%) of its net profit provided that the annual rent payable by the LESSEE to the LESSOR as provided in paragraph 1(i) above shall not be at any given time whether by way of increment or otherwise be equal to or exceed five percent (5%) of the LESSOR'S net annual net profit.

(vii) To pay the monies referred to in clause 2 (vi) as a single payment into a communal account and except otherwise subsequently agreed to be controlled and managed by the REGENT COUNCIL.
one of the **HON. MEMBERS** of **PARLIAMENT, LOCAL DISTRICT COUNCILLORS** within the Chieftain and three (3) other Chieftain Councillors who are signatories to these presents **PROVIDED** that the **LESSEE** shall have and appoint two representatives in the Management Body of the community fund for the term of the Agreement.

(viii) To use all reasonable endeavours to employ local persons in preference to expatriates applying for the same vacancy provided that any such local person holds the required qualifications and know how.

(ix) To be responsible for the rehabilitation of the existing oil palm plantation on the **DEMISED LAND** if deemed appropriate by the **LESSEE** and be responsible for the preparation of the land for planting and the maintenance of new plantations of various crops including but not limited to oil palm.

(x) To reasonably assist in providing and supporting the primary and secondary education of the direct dependents of the **LESSEE**’s employees in the manner the **LESSEE** deems fit.

(xi) To use its best endeavour in providing healthcare, housing, sanitation and water for the benefit of the **LESSEE**’s employees and their direct dependants.

(xii) To have the sole discretion to appoint such persons as it shall deem necessary to carry out its agricultural and ancillary projects, in accordance with the **LESSEE**’s own selection and recruitment procedure.

(xiii) To consult with the **LESSORS** where it becomes necessary for small settlements to be moved for the purpose of establishing plantations and to assist in re-housing any displaced family in appropriate facilities within the locality.

(xiv) In consultation with the **LESSORS** to identify and demarcate traditional reserves and/or sacred grounds.

(xv) To use reasonable endeavour to ensure that the agricultural project is run in an environmentally friendly manner.

(xvi) To permit the **LESSORS** or their duly authorized agents upon receipt of two weeks prior written notice once in the year during the day time to enter upon the **DEMISED LAND** for inspection and thereafter give notice in writing to the **LESSEE** of all defects and want of repairs then and there found subject to clause 4 (i).

(xvii) Not to assign, sublet or part with possession of the **DEMISED LAND** without the prior consent of the **LESSORS** and written approval of the Provincial Secretary first being obtained provided that such consent and approval shall not be unreasonably withheld and that in the case of a subsidiary or parent company of the **LESSEE** such consent shall be granted.

(xviii) To pay Solicitors fees and all costs incurred by the **LESSEE** and incidental to the preparation and registration of this Agreement excluding any Solicitor’s costs incurred by the **LESSORS**.

3. **THE LESSORS HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:-**

(i) That the **LESSEE** paying the rent hereby reserved and observing and performing the conditions, covenants and stipulations herein before contained and on the part of the **LESSEE** to be performed and observed shall peaceably hold and enjoy the **DEMISED LAND** during the said term without any interruption by the **LESSORS** or any person rightfully claiming through under or in trust for them.

(ii) That the **LESSORS** hereby confirm and warrant that they are the persons legally entitled to and empowered by law to enter into and sign this agreement for the **DEMISED LAND**.

(iii) To issue or procure the issuance of all consents and approvals necessary to enable the **LESSEE** carry out its operations on the **DEMISED LAND**.

(iv) To grant or procure the granting of all land rights required to enable the **LESSEE** to use, develop, operate and maintain the **DEMISED LAND** and all facilities required in relation to same.

(v) To permit the **LESSEE** to construct, operate and maintain all facilities required in relation to its operations on the **DEMISED LAND**.

(vi) That the **LESSEE** will, on the written request of the **LESSEE**, not later than three (3) calendar months before the expiration of the term hereby granted and if there shall not at the time of such request be any breach of these covenants provisions and conditions hereinafter contained on the part of the **LESSEE** grant to it a lease of the **DEMISED LAND** for a further period of Twenty-one (21) years from the expiration of the said term with a further option to renew for
another twenty-one (21) years and seven (7) years respectively all containing the like covenants provisions and conditions as are hereby contained with the exception of these present agreements for renewal PROVIDED that the rent for the option periods shall be negotiated and agreed upon between the parties subject to standard commercial terms.

4. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AS FOLLOWS:-

(i) THAT if the rent hereby reserved or any part thereof shall at any time be in arrears for twenty-one (21) days after the same shall become due (whether formally demanded or not) and in the event of any breach of the covenants conditions and stipulations on the part of the LESSEE herein contained then and in any such case the LESSORS may at any time thereafter re-enter upon the DEMISED LAND or any part thereof in the name of the whole and thereupon the term created shall absolutely be determined PROVIDED that the LESSORS shall give and allow a reasonable period to the LESSEE so as to enable it remedy and/or recity the said breach but without prejudice to any right of action of the LESSORS in respect of any breach of the LESSORS' covenants herein before contained.

(ii) That the LESSORS and LESSEE hereby agree that neither party shall carry out or be obliged to carry any responsibility if the terms and conditions of this agreement cannot be fulfilled as a result of Force Majeure circumstances coming into force including but not limited to natural phenomena such as flood, fire, and earthquake. The parties further agree to undertake to fulfill their obligations under this agreement as soon as such circumstances are no longer in force.

(iii) That it shall be the responsibility of the LESSORS to pay all withholding tax to the appropriate Government Authority/Agency on rent paid to it by the LESSEE however the LESSEE retains the right to deduct withholding tax on any rent due on the demised land to the LESSORS and to pay same to the appropriate Government Authority/Agency and forward to the LESSORS all receipts of such payment of withholding tax made by it within seven (7) days from the date of making such payments.

(iv) ANY NOTICE to be given to the LESSEE shall be well and sufficiently given if sent by the LESSORS or their agents for the time being through registered post addressed to the LESSEE or left for it at the DEMISED LAND and receipt of same signed for.

(v) ANY NOTICE to be given to the LESSORS shall be well and sufficiently given if sent by the LESSEE or its agents to the LESSORS at the LESSORS office or usual place of business and left for them at such place and receipt of same signed for.

(vi) ANY NOTICE sent by registered post shall be deemed to have been served when same is actually delivered to the addressee.

(vii) Any dispute or difference arising out of or in connection with this agreement may be referred to arbitration, which said arbitration shall be subject to the provisions of the Arbitration Act, Chapter 25 of the Laws of Sierra Leone 1960 or any statutory re-enactment or replacement thereof.

THE SCHEDULES HEREIN ABOVE REFERRED TO:

ALL THAT PIECE OR PARCEL OF LAND AND HEREDITAMENTS situate lying and being Yoni Chiefdom in the Tonkolili District in the Northern Province aforesaid the description whereof is as follows:-

STARTING from beacon marked LA 4687/11; thence on a bearing of 307° 15mins for a distance of 43,956.7 feet to beacon marked LA 4688/11; thence on a bearing of 66° 15mins for a distance of 37,716.8 feet to beacon LA 4689/11; thence on a bearing of 55° 30mins for a distance of 31,269.4 feet to beacon marked LA 4690/11; thence on a bearing of 190° 00min for a distance of 34,705.7 feet to beacon marked LA 4691/11; thence on a bearing of 229° 00min for a distance of 3,834.7 feet to beacon marked LA 4692/11; thence on a bearing of 190° 30mins for a distance of 3,781.1 feet to beacon marked LA 4693/11; thence on a bearing of 194° 20mins for a distance of 8,793.9 feet to beacon marked LA 4694/11; thence on a bearing of 229° 30mins for a distance of 17,541.3 feet to beacon marked LA 4687/11 which is the point of commencement thus enclosing an area of 14,891.5 hectares (36,791.6 Acres) or therewithout little more or less the same as is shown delineated on Survey Plan numbered MLS: 1667/2011 dated 6th October 2011 drawn and witnessed hereto and thereon agreed R&D or howsoever otherwise the same may be bounded known defined described or distinguished.

ALL THAT PIECE OR PARCEL OF LAND AND HEREDITAMENTS situate lying and being Yoni Chiefdom in the Tonkolili District in the Northern Province aforesaid the description whereof is as follows:-

STARTING from beacon marked LA 4695/11; thence on a bearing of 294° 00min for a distance of 24,491.5 feet to beacon marked LA 4696/11; thence on a bearing of 10° 0min for a distance of 9,045.4 feet to beacon LA 4697/11; thence on a bearing of 351° 00min for a distance of 13,332.9 feet to beacon marked LA 4698/11; thence on a bearing of 80° 00min for a distance of 9,154.7 feet to beacon marked LA 4699/11.
thence on a bearing of 96° 00 min for a distance of 11,045.7 feet to beacon marked LA 4700/11; thence on a bearing of 165° 00 min for a distance of 5,157.9 feet to beacon marked LA 4701/11; thence on a bearing of 120° 00 min for a distance of 14,227.9 feet to beacon marked LA 4702/11; thence on a bearing of 219° 00 min for a distance of 1,138.2 feet to beacon marked LA 4703/11; on a bearing of 242° 00 min for a distance of 2,243.3 feet to beacon marked LA 4704/11; on a bearing of 171° 00 min for a distance of 6,177.7 feet to beacon marked LA 4695/11 which is the point of commencement thus enclosing an Area of 6,088.5 hectares (15,044 Acres) or thereabout little more or less the same as is shown delineated on Survey Plan numbered MLS: 1666/2011 dated 6th October 2011 drawn and attached hereto and thereon verged RED or howsoever otherwise the same may be bounded known defined described or distinguished.

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set their hands and seals the day and year first above written.

SIGNED SEALED AND DELIVERED for
and on behalf of the CHIEFDOM COUNCIL AND LAND OWNERS

REGENT CHIEF PA ROKE SESAY

HON. MATTHEW TIMBO M.P

PA KAPRR SESAY

PA ATTAH KANU

MOOMOH KANU

PA BRIMA SANKOH

MR. BRIMA BUNDU SESAY

PA HASSANA KAMARA

PA ISSA SERRY

PA SULLAY GBLA

IDRISA CONTEH

RASHID KARGBO

PA MOHAMED FULLA

CHIEFDOM SPEAKER

JAMES TURAY

MOHAMED GBLA

PA BRIMA SANKOH

PA LAMINA SESAY

ALFRED CONTEH

PA YISSA KAMARA

PA MUSTAPHA GBLA

PA ALHAJI BUNDU

ALIE CONTEH

PA JOHN FULAH

PA ALE FULAH
After the foregoing had been read over and explained to them in the Temne Language and they seem perfectly to have understood same and admitted it to be and correct before signing/affixing their right hand thumb prints and making their marks thereto in the presence of:

1ST WITNESS:
NAME: Samuel Y Koroma
ADDRESS: Tonkolili District Office
OCCUPATION: Central Chiefdom Admin. & Statistic Clerk

2ND WITNESS:
NAME: Ms. Olivia Timbo
ADDRESS: 93 Bo Bondu, Mile 91
OCCUPATION: House Wife

The foregoing was explained by Treasury Clerk of Yonj Chiefdom to the above-named land owners and they seemed perfectly to have understood same and admitted it to be true and correct before signing/affixing their right hand thumb prints and making their marks thereto respectively in the presence of the said witness:

SIGNED:

DATED:

THE COMMON SEAL OF THE WITHIN NAMED LESSEE THE SAID MIRO FORESTRY (SL) LIMITED IS HERETO AFFIXED

NAME: Johnson Bango Koroma
ADDRESS: 65 Saka Stevens Street
OCCUPATION: Solicitor Clerk

NAME:
ADDRESS:
OCCUPATION:
SIGNATURE:

NAME:
ADDRESS:
OCCUPATION:
SIGNATURE:
The Chiefdom Council having consented in open assembly in the customary manner to this Lease and having given the consent to the occupation by MIRO FORESTRY (SL) LIMITED of the DEMISED LAND, we hereby register
Attested and Approved by

MAGISTRATE

CHIEF ADMINISTRATOR
DATE: 29th December 2011

BETWEEN:

THE CHIEFDOM COUNCIL OF YONI CHIEFDOM

AND

PAKAPRR SESAY
JAMES TURAY
PA ALIE KANU
MOHMAED GBLA
MOMOH KANU
PA BRIMA SANKOH
PA LAMINA SESAY
MR. BRIMA BUNDU SESAY
ALFRED CONTEH
PA HIASSANA KAMARA
PA YISSA KAMARA
PA ISSA SERRY
PA MUSTAPHA GBLA
PA SULLAY GBLA
PA ALIHAJ BUNDU
IDRISS CONTEH
ALIE CONTEH
RASHID KARGBO
PA JOHN FULLAH
PA MOHAMED FULLA
PA ALIE FULLAH
PA BRIMA TURAY
PA BRIMA FORNAH
ISSA TURAY

AND

MIRO FORESTRY (SL) LIMITED

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LEASE AGREEMENT

30-1-17

TANNEH LEGAL ADVISORY
1ST FLOOR RED LION BUILDING
65 SIKA STEVENS STREET
FREETOWN
SOLICITORS, CONVEYANCERS ETC.