

## SHORT-TERM LEASE AGREEMENT

This agreement was signed today on.....7..... Month .....12..... 2020 between **MICHAEL LEWIS WANGOLE** of Makayuni (landowner) and **SHANGHAI AGRICULTURAL DEMONSTRATION PARK (TANZANIA) CO. LTD P.O.BOX 77800, Dar Es Salaam** (tenant), for the lease of certain parcels of land for the purpose of Agricultural factory use.

1. The parcel(s) contained in this agreement are is/described as follows: [parcel location, acreage, bounds, features, condition, etc.]
2. The parcels of land is located at NTALAWANDA, in Korogwe District with 7.726 acres.
3. The term of this lease shall be from this day until 2025 except as terminated earlier according to the provisions below.
4. The tenant agrees to pay a lease fee to the landowner of total. 500:000.Tsh per year and 2500:000.Tsh.... after five years. The tenant agrees to pay such sum at the beginning of the lease term and on the anniversary thereof unless otherwise mutually agreed. A late penalty of up to [ ]%/month may be assessed on all late payments. This lease fee may be renegotiated annually.
5. Permitted Uses: The tenant is permitted all normal activities associated with the above purposes, including but not limited to: The tenant agrees to employ standard best management practices. It shall not be considered a default of this Lease if weather or other circumstance prevents timely practices or harvesting.
6. Prohibited Uses: The tenant shall not, unless by mutual agreement to the contrary, engage in any of the following activities on said parcel(s):
7. The tenant agrees to prepare an annual management plan for review by the landlord, complete annual soil testing, and apply amendments as indicated at his/her own expense. The tenant agrees to proper disposal of trash and waste. The tenant further agrees:
8. Either party may terminate this lease at any time with three months notice to the other party with the mutual agreement. The tenant agrees not to assign or sublease his/her interest.
9. The terms of this lease may be amended by mutual consent.



10. A default in any of these provisions by either party may be cured upon written notice by the other party within ten days of receipt of such notice. Any disputes occurring from this lease may be resolved by standard mediation practices, if necessary.

11. Landowner retains his/her right to access the parcel(s) for the purposes of inspection with prior notification to the tenant.

IN WITNESS WHEREOF, Landowner and Tenant hereby execute and agree to the terms and conditions of this Lease Agreement on the date first set out above.

Signed

*Mwangi* ..... (Landowner) date 7/12/2020

*Edward Chen* ..... (Tenant) date 7/12/2020

Signed

*T. Wang* ..... (Landowner Witness) date 7/12/2020

*Pascal* ..... (Tenant witness) date 07/12/2020

BEFORE ME:

NAME SWITBERT D. AWEGAIRA

SIGN *[Signature]*

TITLE ADVOCATE

DATE 7/12/2020

