

2 BRIDGE

Lease Agreement

I hereby certify that this is a true copy of the original document which I compared

[Handwritten signature]

Between **Kipoko, E. G. Notary Public** **Box 423 Moshi /**

Manushi Narumu Joint
Co-operative Societies Limited

And

African Plantations Kilimanjaro Limited

Drawn by:
Maruma & Company
Advocates
Moshi

and

G.P. Sandi
Advocates
Moshi

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[Handwritten signature]

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[Handwritten signature]

[Handwritten signature]

THIS LEASE AGREEMENT ("hereinafter referred to as the Agreement") is made on this

Nineteen day of July 2005.

BETWEEN:

Manushi Narumu Joint Co operative Societies Limited
P.O. Box 7730
Moshi
Tanzania
the "Lessor")

&

African Plantations Kilimanjaro Limited
P.O. Box 6662
Moshi
Tanzania
("hereinafter referred to as the "Lessee")

I hereby certify that this is a true copy of the original document which I compared

Kipoko, E. G.
Notary Public

Box 423
Moshi

Whereas:

- (A) The Lessor, the registered proprietor of the rights of occupancy / Title Deeds for the Land listed in Schedule 1 hereto (hereinafter referred to as the "Properties" is desirous of developing the Land as a suitable sustainable economic activity and to encourage personnel capacity building.
- (B) The Lessee is interested in developing the Properties (as defined in the Definitions Clause below) on a commercial basis.
- (C) For the purpose herein the Lessee wishes to lease the properties from the Lessor and the Lessor is willing to lease the Properties to the Lessee, in each case in accordance with the terms and conditions stipulated in the Agreement.

Whereas:

The Lessor and the Lessee, wishing to define their mutual relationship, rights and obligations under this agreement, have agreed as follows:

Clause 1 - Definitions.

In this agreement the following terms shall have the following meanings:

'Development Plan' means a written plan to be prepared by the Lessee and approved by the Lessor in accordance with Clause 6.2 of this agreement, which plan provides for the means, methods and resources to be employed by the Lessee in developing the Properties in a manner which optimises production.

'Equipment' means the equipment listed in Schedule 1 hereto.

Definitions. Cont'd

[Handwritten signatures and initials at the bottom of the page, including names like "Gudang" and "Manushi"]

In Witness Whereof, the parties hereto have executed these presents on the day and year appearing against their respective signatures.

Signed and Sealed with the Common Seal of the Said:

Lessor

Manushi Narumu Joint Co operative Societies Limited
Reg. No. 5517 dated 2nd October 1997

In our Presence this Nineteen day of July 2005

Name. Claude John Mwasu

Postal Address. P.O. Box 7730 Mosh

Qualification / Designation. Chairman - Two Bridges Estate



Name. LUDOVICK LUCA KIONDO

Postal Address. P.O. Box 7730 MOSHI

Qualification / Designation. VICE CHAIRMAN-TBE

Name. PAUL TAMAMU KIRIA

Postal Address. P.O. Box 7730 MOSH

Qualification / Designation. CHAIRMAN MANUSHI SINDE RCS LTD.

Paul

Name. PASCAL ANTHONY MANUSHI

Postal Address. Box 3041 MOSHI

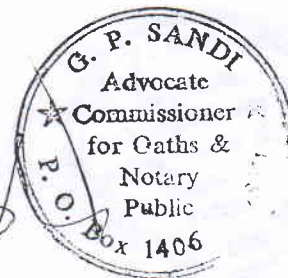
Qualification / Designation. MSUMBE WA BODI

Manushi

Before Me



[Signature]



Commissioner for Oaths / Notary Public

[Signature]

[Signature]

[Signature]

[Signature]

Manushi

Signed and Sealed with the Common Seal of the said:

Lessee.

African Plantations Kilimanjaro Limited.

Reg. No. 36216 dated 5th May 1999

In our Presence this Nineteen day of July 2005

Name. SINA KUNDAEL GEORGE

Postal Address. 6662 MOSHI

Qualification / Designation. Director

Name. PAUL ANTHONY BEBBINGTON

Postal Address. P.O. Box 6662 MOSHI

Qualification / Designation. General Manager

Name. DONALD DANIELSON TEMBA

Postal Address. 6662 MOSHI

Qualification / Designation. Manager

Name. PASCAL PAUL

Postal Address. _____

Qualification / Designation. _____

Name. _____

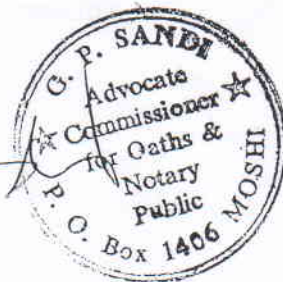
Postal Address. _____

Qualification / Designation. _____

Before Me

[Signature]

[Signature]



Commissioner for Oaths / Notary Public

[Handwritten notes and signatures at the bottom of the page]