

LAND TENANCY AGREEMENT

BETWEEN

Matawu Farm
Address: 633 LIONSDEN
Represented by MATAWU SUNDAY 38-102172138
(HEREINAFTER CALLED "Landlord")
AND

Mataya Farms
Address: 5 WENDERN GARDENS 7 PERTH ROAD, AVONDALE
Represented by: NYARAH MATAYA

(HEREINAFTER CALLED "Tenant")

1.0 GENERAL PROVISIONS APPLICABLE HEREIN

This document comprises the full terms of the Landlord and Tenant contract ("the contract") concluded between the parties, as well as the full terms of their dispute resolution agreement.

A failure by one party or both parties to sign this document will not affect its binding nature, providing that the parties have, in fact, consented to its terms by oral agreement or by conduct.

This agreement represents the entire agreement between the parties. No other terms, promises, or representations are included unless specifically stated in this written agreement.

This agreement may be amended, extended or replaced by another agreement in writing only.

1.1 EFFECTIVE DATE

Notwithstanding the date of signing, the effective date of this agreement shall begin when the two parts agree.

2. SPECIFICATIONS OF THE CONTRACT (TERMS AND CONDITIONS)

1. The land shall be 2.5 hectares of arable land
2. The tenant will be allowed to conduct any agriculture related project on the land without any interferences from the landlord
3. The tenant is allowed to conduct other agriculture project on non-arable land eg: fisheries, bee-keeping and garden
4. The tenant can be allowed to develop the land upon the instruction from the landlord
5. The landlord will be allowed to monitor all the agricultural projects and if there is any misuse of the land which may lead to degradation or deforestation, the landlord have got the full power to terminate the contract.
6. The tenant shall be allowed to use any resource available on the farm upon getting the permission from the landlord to do so.

7. The contract is valid from Aug 2020 to SEP 2021
8. The contract will be renewed if the tenant and landlord wish to continue working together The tenant should complete the payment in the manner and timing as set out in this agreement.
9. The landlord and tenant have agreed on US\$ 750 for 12 months.
10. Upon signing of this contract the landlord shall receive a deposit of \$400usd on the day of the contract signing.
11. The tenant shall fully pay the rest within 2 months.

3. Arbitration

Any dispute from or in connection with the land tenancy contract shall be settled through friendly negotiation. In case no settlement can be reached, the dispute shall then submitted to Jurisdiction for Arbitration in accordance with its rules in effect at the time of applying for arbitration. The arbitral award is final and binding upon both parties.

This contract is executed in English which shall be deemed authentic. This contract is in two copies effective since being signed/sealed by both parties.

4. Validity

This is offer is valid for 12 months with possibility of extension after

5. REPRESENTATIVES

The persons appending their signatures to the agreement hereby warranty and represent that they have full authority to represent the party on whose behalf they purport to act.

Signed at Karoi on the 28 day of AUGUST 2020

For and on behalf of Landlord

MATAWU P.

Name

Matawuy

83-061991+38

Signature

AS WITNESSES:

MARISA A

Name

M. Agrie

47-1984001147

Signature

Name

Signature

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MATWUP.

Name

Matwuy

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AS WITNESSES:

MAPISA A

Name

Thaagide

47-198400H47

Signature

Name

Signature