

FARM LAND LEASE AGREEMENT

This Land Lease Agreement (this "Agreement") is entered into by and between:

Landlord: Manditeya Makina National ID No 22-128400H22, ("Landlord") and

Tenant(s): _Simbarashe Parirehwa National ID No 63-2440032R25, ("Tenant").

For good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Agreement to Lease. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the following real estate (the "Site"):

25 hectares of farm land on Plot 3 Derry Farm.

2. Purpose. The Site may be used and occupied only for the following purpose (the "Permitted Use"): Production of sorghum, maize and other crops as agreed upon between Landlord and Tenant. Nothing herein shall give Tenant the right to use the Site for any other purpose without the prior written consent of Landlord. Landlord makes no representation or warranty regarding the legality of the Permitted Use, and Tenant will bear all risk of any adverse change in applicable laws.

3. Term. This Agreement will be for a term beginning on 9th September, 2020 and ending on 31st August 2021. The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed between the two parties.

4. Lease rental. The lease rental is split into to. It will be paid as follows: \$USD 920
(NINE HUNDRED AND TWENTY UNITED STATES DOLLARS
.....) for 12,5 hectares and 10% of harvest for the other 12,5 hectares.

5. Entire Agreement. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.

IN WITNESS WHEREOF, the Parties hereto, individually or by their duly authorized representatives have executed this Agreement as of the Effective Date.

M Makina

Landlord Signature

Landlord Full Name

Witnessed by
[Signature]

Signature

[Signature]

Witness Full Name