

**LEASE CONTRACT No. 232932/123-22
on the agricultural land**

d/d 07.04.2022

Fergana city

Fergana city administration represented by SHUKHRAT AZIMOVICH MUMINOV, hereinafter referred to as the "Lessor", on the one hand, and GREEN WORLD FORESTRY LIMITED LIABILITY COMPANY, hereinafter referred to as the "Lessee", on the other hand, based on the a statement issued at the end of open electronic selection No. 1595278 d/d 06.04.2022, have entered into this Lease Contract as follows:

I. Subject of the Contract

1. The Lessor will provide the lease of the agricultural land in favor of the winner in the open electronic selection arranged in relation to the above-stated lot No. 1595278 (lot No. YK1730-412504), and the Lessee will lease it under the Contract.

2. For more information, please contact the Treasurer's Office by writing to the address noted above or call (718) 560 - 7500).

II. Price of the Contract

3. The contract price for the leased land is paid in the form of the land tax, in accordance with provisions of the current legislation and within a specified period of time.

4. Fines and penalties are charged in accordance with provisions of the current legislation for failing to pay the land tax on time.

III. Terms of the land lease

5. The leased land should be used wisely and efficiently for the purpose which are stated in Part 1 of this Contract

6. When using the leased land that has been abandoned or left, its cultivation is carried out by the own efforts of the Lessee and at his expense.

7. For more information, please contact the Treasurer's Office by writing to the address noted above or call (718) 560 - 7500).

IV. Rights and obligations of the Lessor

8. The Lessor is entitled as follows:

To require from the Lessee a modification or cancellation of this Contract, if there is any violation of the terms and conditions of the Contract on the part of the Lessee or when it is necessary to withdraw the leased land or part of it for the state and public needs.

The Lessor may have other rights stipulated by the current legislation.

9. The Lessor is obliged as follows:

to ensure that the leased land is rented for a specified period of time in accordance with the terms and conditions of this Contract;

to compensate for any losses and damages of the Lessee, including missed profits, if the leased land is withdrawn for the state and public needs;

to ensure water supply in accordance with the limits set aside for irrigation of agricultural crops and trees in accordance with provisions of the current legislation;

The Lessor shall comply with the rights of the Lessee as defined by the law.

The Lessor may have other obligations specified in the current legislation

V. Rights and obligations of the Lessee

10. The Lessee is entitled as follows:

to use of land for certain purposes and operate independently;

to have ownership of agricultural crops and tree seedlings, grown agricultural products and proceeds from its sale;

to sublease agricultural land to third parties, to legal and physical persons for the purpose of producing agricultural products in accordance with the established procedure;

to use widely the minerals, forests, water objects available on land in accordance with the established procedure for farming needs, as well as other beneficial properties of the land;

to provide irrigation, land extinguishment, technical and other meliorative work in the prescribed manner;

to provide irrigation of agricultural crops, trees and for other purposes to obtain water according to the limits of irrigation sources;

to require from the Lessor to recover the own damages, including missed profits, in accordance with the established procedure if the land is taken away.

The Lessee may have other rights provided for in the legislation.

11. The Lessee is obliged as follows:

to maintain the specialization of land stated in Part of this Contract, as well as not to allow big trees growing on it in cases where land is leased for 10 years;

to use the land rationally and efficiently in accordance with its stated purpose, improve soil productivity, use nature-protecting and economical technologies of production, prevent deterioration of the ecological situation in the region as a result of its farming activities;

to maintain working irrigation and meliorative networks, engineering communications;

to implement the complex measures which are provided for by the legislation on land conservation;

to pay timely the land tax;

not to violate the rights of other landowners, land users, land tenants and landowners;

to submit timely the reports in established forms to the competent authorities;

to provide payment of damages to other landowners, land users, land tenants and landowners in accordance with schedule;

to ensure that agricultural crop yields (yearly average within three years) of the land is not lower than the cadastre price in the regulations;

to ensure the use of the right (servitude) of others to use the land in a limited way;

to fulfill timely the obligations and future plans for **the leased land** in an open online tender.

The use the leased land for other purposes is a gross violation of the lease Contract, along with all the consequences referred to in applicable law.

The Lessee may have other obligations provided for by law.

VI. Amendment and termination of the Lease Contract

12. This Lease Contract may be amended or canceled by court if the Contract parties cannot reach the mutual agreement on argued issues by negotiations.

13. This Lease Contract may be terminated in cases which are referred to in the Land Code and applicable legislation of the Republic of Uzbekistan.

VII. Liabilities of the Parties

14. When any of the parties fails to comply with the terms of this Lease Contract or regularly violates the current legislation, the other party has the right to demand the termination of this Lease Contract in accordance with the established procedure.

15. Any legislative violations that can be overcome will not cause the termination of this Lease Contract.

16. One of the parties will notify the other in writing six months before the intended cancellation date, based on the reasons for the cancellation of this Lease Contract

VIII. Dispute resolution

17. Modification of the terms and termination of this Lease Contract are allowed by the agreement of the parties.

If one of the parties seriously violates the terms of this Lease Contract, the Lease Contract may be changed or terminated by the decision of the relevant court at the request of the other party.

Any disputes arising from the implementation of this Lease Contract are resolved in accordance with the applicable legislation.

IX. Final Provisions

18. One copy of this Lease Contract is kept by the Lessor, the other copy is kept by the Lessee.

19. Any party that is guilty of violating the terms of this Lease Contract will be liable in accordance with the provisions of the current legislation.

X. Legal addresses of the parties:

"Lessor"	"Lessee"
Fergana city administration represented by SHUKHRAT AZIMOVICH MUMINOV Location: 1st Street Margillon, Fargo Phone: +998 97 504 00 03 Signed with digital signature	GREEN WORLD FORESTRY LIMITED LIABILITY COMPANY Passport ID: AD0840858 issued on 22.11.2021 Phone: +998 91 285 70 77 Signed with digital signature

This translation from Uzbek into English has been done by me, translator Dumitru Cepuc

Перевод с узбекского языка на английский язык выполнен мною, переводчиком Думитру Чепуком

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Российская Федерация
город Нижний Новгород

Двадцать шестого февраля две тысячи двадцать четвёртого года

Я, Миронова Юлия Владимировна, временно исполняющая обязанности нотариуса Мошенкова Дмитрия Сергеевича, нотариуса города областного значения Нижнего Новгорода, свидетельствую подлинность подписи переводчика ЧЕПУКА Думитру.

Подпись сделана в моем присутствии.

Личность подписавшего документ установлена.

Зарегистрировано в реестре: № 52/216-н/52-2024-4-362.

Уплачено за совершение нотариального действия: 793 руб. 00 коп.

Ю.В.Миронова



Handwritten signature of the notary, Yulia Vladimirovna Mironova.