

**ARTICLE 18 – Building and installation on expiry of lease or resumption of possession**

- (a) At the expiry of the term of this lease, or upon resumption of any part of the land leased under **Article 14** or cancellation under **Article 15** of this Contract, the Lessee shall yield up the land leased not at all deteriorated in value and state as it stands at the date of this lease without any claim whatever for any indemnity.
- (b) On cancellation of the lease and resumption of possession of the land by the State for any of the reasons specified in **Article 14**, any construction or infrastructure made by the Lessee on the land shall become the property of the State.

**ARTICLE 19 – Winding up of Lessee Company**

In case the company is wound up before the expiry of the lease, this lease will come to an end on such winding up.

**ARTICLE 20 – Insurance of buildings**

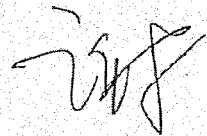
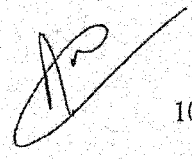
The Lessee shall insure all buildings/structures and/or installations erected on the land against fire and cyclone.

**ARTICLE 21 – Access Roads**

The Lessee shall construct all necessary and adequate roads within the Economic Trade and Cooperation Zone to service the buildings and the land leased at its own costs subject to the standards of the Ministry of Public Infrastructure, Land Transport and Shipping.

**ARTICLE 22 – Disclaimer**

The Lessee shall not be liable for any damage caused accidentally to any underground installation or materials found on the land.

**Article 23 – Governing Law**

The law applicable to this Contract shall be the law of the Republic of Mauritius.

**Article 24**

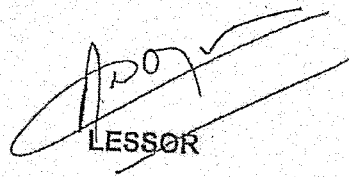
The Contract shall be read in conjunction with the Framework Agreement signed between Government of the Republic of Mauritius and Shanxi JinFei Investment Company Ltd on sixteenth day of September 2009.

This Contract is drawn up in three originals in English Version and three originals Chinese Version. The English version shall be the final and binding version.

Made in good faith at Riche Terre (Mauritius) on the sixteenth day of September two thousand and nine.



LESSEE



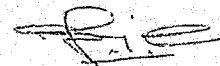
LESSOR

**REGISTRATION**

Registered in the Survey Office on 16 SEP 2009

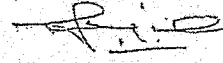
in Lease Book 190 64 folio

24 SEP 2009




SURVEYOR

I the undersigned, M. RAMJUG, Acting Principal Surveyor, Ministry of Housing and Lands, certify that this document is an original and has been duly collated with the other originals and approved no marginal corrections which may be handwritten, no words and no figures erased.

  
SURVEYOR

Rs 200  
24/09/09  
go

Rs 100.  
1.259 x 100,191,500  
Rs 1,252,445  
24/09/09  


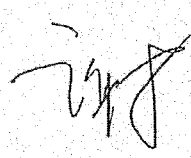
Checked by 24/9  
Collated by 28.9.09  
Checked by 24/9

REGISTERED AND TRANSCRIBED AT MAURITIUS  
ON THE fourth DAY OF September  
TWO THOUSAND AND Nine  
VOL. 442 No. 13 RECEIVED RUPEES  
1,252,445  
AT 1.25% STAMPS + TRANS DUTY + FIXED DUTY  
A. Maroua  
for CONSERVATOR OF MORTGAGES

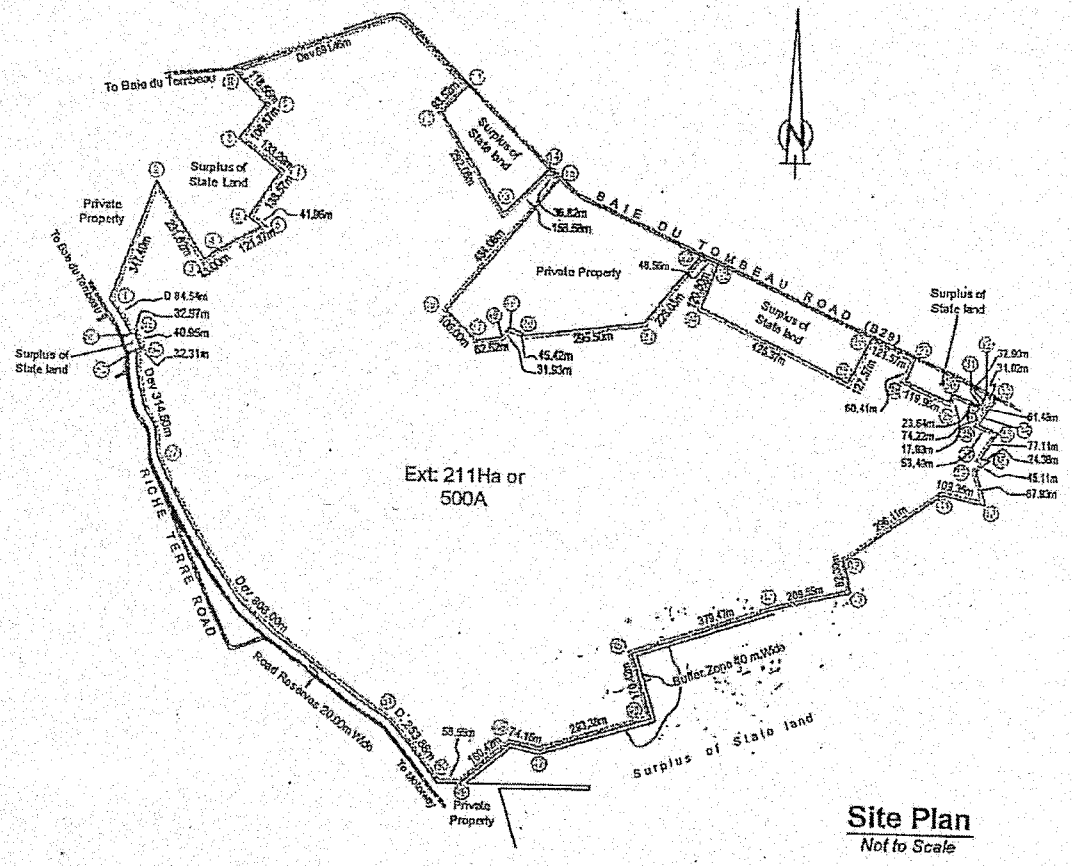
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24/09/2009 17 000068650 0.00 0.00 11  
24/09/2009 19 000068651 0.00 0.00 11

by 24.9.09  
by AA 7/11/08



# ANNEX 1



**Site Plan**  
Not to Scale

## COORDINATES

STN No.	EASTING	NORTHING
1	997921.344mE	1009264.551mN
2	998031.449mE	1009568.491mN
3	998153.023mE	1009369.685mN
4	998185.189mE	1009398.240mN
5	998291.165mE	1009457.395mN
6	998257.116mE	1009481.912mN
7	998338.233mE	1009595.674mN
8	998230.138mE	1009676.355mN
9	998296.786mE	1009759.255mN
10	998215.710mE	1009846.628mN
11	998816.693mE	1009818.413mN
12	998752.098mE	1009750.785mN
13	998910.274mE	1009505.267mN
14	999021.305mE	1009618.491mN
15	999047.742mE	1009592.867mN
16	998773.353mE	1009256.505mN
17	998847.916mE	1009182.577mN
18	998909.996mE	1009189.987mN
19	998929.731mE	1009215.087mN

STN No.	EASTING	NORTHING
20	998971.616mE	1009197.519mN
21	999264.933mE	1009233.372mN
22	999408.986mE	1009410.144mN
23	999453.343mE	1009390.381mN
24	999410.679mE	1009277.370mN
25	999796.681mE	1009098.651mN
26	999854.837mE	1009212.190mN
27	999965.946mE	1009162.852mN
28	999942.299mE	1009107.266mN
29	1000051.781mE	1009058.241mN
30	1000061.290mE	1009079.879mN
31	1000129.787mE	1009051.304mN
32	1000142.520mE	1009081.200mN
33	1000171.475mE	1009067.768mN
34	1000135.438mE	1009017.963mN
35	1000126.750mE	1009002.393mN
36	1000176.484mE	1008962.638mN
37	1000134.305mE	1008918.162mN
38	1000158.163mE	1008913.143mN

STN No.	EASTING	NORTHING
39	1000123.040mE	1008884.837mN
40	1000147.686mE	1008800.431mN
41	1000040.834mE	1008823.676mN
42	999798.569mE	1008653.414mN
43	999816.785mE	1008573.149mN
44	999812.658mE	1008525.657mN
45	999252.501mE	1008406.142mN
46	999304.564mE	1008243.869mN
47	999023.941mE	1008158.287mN
48	998951.509mE	1008174.207mN
49	998828.684mE	1008071.023mN
50	998770.141mE	1008071.691mN
51	998597.765mE	1008255.303mN
52	998061.880mE	1008841.673mN
53	997968.315mE	1009132.805mN
54	997995.515mE	1009142.919mN
55	997982.991mE	1009175.456mN
58	997955.018mE	1009164.878mN

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## ANNEX 2

Phase	Start date	Completion date
Phase 1	September 2009	September 2012
Phase 2	September 2010	December 2016