

- (b) All payment is to be effected into the hands of the Accountant General for the Government of Mauritius at the Cashier's Office, Ministry of Housing and Lands, in Port Louis, no notice of rent becoming due being required.

ARTICLE 10 - Interest payable on rent due

If the rent is not paid within one month after falling due, it shall automatically bear interest at the legal rate as from the date when due.

ARTICLE 11 - Mise en règle

The Company shall pay the cost of the *mise en règle* of this lease agreement.

ARTICLE 12 - Environmental conditions

- (a) The Company shall keep the Land leased in a neat and tidy condition.
- (b) The Company shall ensure that no refuse is dumped on the Land, but shall be disposed of as directed by the Sanitary Authority.
- (c) The Company shall dispose of all gaseous, solid and liquid wastes in such a manner as not to pollute the air or water and not to cause any nuisance. No waste whatsoever shall be discharged into the sea and water drains.
- (d) The Company shall not carry out open storage of materials on the site unless specifically approved by the Mauritius Ports Authority and the Ministry. In the event the storage land is not in possession of the Company then the Company may be permitted to the land for storage purposes.
- (e) The Company shall maintain the Land free from any obnoxious growth.
- (f) The Company shall, in the implementation of the Project, comply with all applicable environmental laws.
- (g) The Company shall provide adequate washing and toilet facilities during the construction phase of the Project.
- (h) The Company shall abide by all regulations in force and any instruction to regulation issued by the Mauritius Ports Authority and/or other relevant authorities with regard to the protection of the environment.

ARTICLE 13 - Power to enter and view land leased

- (a) The Ministry or any person duly authorised by it may enter and view the state of the Land at all reasonable times.
- (b) The Mauritius Ports Authority (MPA) or any person duly authorised by it on its behalf may enter and view the Land at all reasonable times.
- (c) The Ministry and the Mauritius Ports Authority shall not in exercising their rights as aforesaid, unduly or unreasonably interfere with the conduct of any business lawfully carried on by the Company on the Land and shall act as expeditiously as possible.
- (d) In case of any emergency threatening or likely to threaten life, property and the environment and for security reasons, the Company shall provide unrestricted access to the emergency services at any time of the day or night and to make