

PT/06/31/0023



**MULTIPURPOSE TERMINAL C (CANAL BERTH) AT WARRI
OLD PORT**

LEASE AGREEMENT

by and among

**NIGERIAN PORTS AUTHORITY
as the Lessor.**

**BUREAU OF PUBLIC ENTERPRISES
as the Confirming Party.**

and

**Julius Berger Services Nigeria Ltd
as the Lessee**

Dated as of 4th day of December, 2006



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THIS LEASE AGREEMENT (this "Agreement") is made and entered into this 4th day of December 2006 ("Execution Date") by and among:

THE NIGERIAN PORTS AUTHORITY, a public authority constituted under the Nigerian Ports Authority Act No. 38 of 1999 Cap N126 Laws of the Federation of Nigeria whose registered office is situate at 26/28 Marina, Lagos, Nigeria (the "Lessor");

THE BUREAU OF PUBLIC ENTERPRISES, the Secretariat of the National Council of Privatisation ("NCP") and an agency of the Federal Government of Nigeria established under the Public Enterprises (Privatisation and Commercialisation) Act No. 28 of 1999 Cap P38 Laws of the Federation of Nigeria, whose registered office is situate at No.1 Osun Crescent, Maitama - Abuja, Nigeria ("BPE"), as the Confirming Party; and

JULIUS BERGER SERVICES NIGERIA LTD, a private company incorporated under the laws of the Federation of Nigeria whose registered office is at Berger Junction, Utako District, Abuja (the "Lessee"), being a special purpose vehicle established and wholly owned by Julius Berger Nigeria PLC., a company registered under the laws of Nigeria with its registered office at Berger Junction, Utako District, Abuja, Nigeria (JBN)

The Lessor, BPE and the Lessee and their respective successors and permitted assigns are hereinafter referred to individually as a "Party" and, collectively, as the "Parties."

WHEREAS:

- A. The Lessor and the Lessee had executed a lease Agreement as contained in Appendix E ("Subsisting Leases").
- B. Further to the ongoing Ports Reform process, the NCP in accordance with the Public Enterprises (Privatisation and Commercialisation) Act No. 28 of 1999, gave approval to its Secretariat BPE on (date), to invite bids from the Lessee.
- C. The Lessee is :
 - (a) a private company limited by shares incorporated and registered in Nigeria under the Companies and Allied Matters Act 1990 with registration number RC. NO. 664985 and
 - (b) formed as a special purpose vehicle by JBN
- D. Pursuant to the said NCP approval, BPE, on 2nd December, 2005 invited bids from JBN for a right to enter into an agreement with the Lessor to (i) lease the real property in the Multipurpose Terminal C (Canal Berth), Warri Old Port (the "Port") to be described and delineated in Appendix A (the "Premises") and certain immovable property affixed to the Premises as shall be further described in Appendix B (the "Fixed Assets," and together with the Premises, the "Lease Property"); (ii) make certain improvements to the Lease Property as further described in the development plan attached as Appendix C (the "Development Plan") and (iii) perform certain other operation, maintenance and other services with respect to the Lease Property. Parties agree that within the Transition period, the parameters for Appendix A and Appendix B shall be provided and shall constitute an integral part of this Agreement.
- E. On 15th December, 2005, JBN submitted its bids and following an evaluation process conducted by the BPE, the right to enter into such agreement was awarded to JBN. JBN has formed the Lessee as a special purpose vehicle, to enter into this Agreement.



- F. The Parties desire to set forth the terms and conditions of such agreement, and all of their respective rights and obligations related thereto. The Lessor, JBN and the Lessee agree that the Subsisting Lease shall not have any force or effect from the Execution Date of this Agreement.

WITNESSETH

NOW, THEREFORE, in consideration of the mutual promises and agreements of the Parties herein expressed, as well as other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties, intending to be legally bound hereby, agree as follows:



ARTICLE I

DEFINITIONS; INTERPRETATION

- 1.1 Definitions. The following terms have the meanings specified in this Article when capitalized and used in this Agreement. The meanings specified are applicable to both the singular and plural.

"Act" means the Nigerian Ports Authority Act No. 38 1999, or such other law governing port authorities or port operations applicable to the Port as may supersede or succeed the same from time to time.

"Agreement" means this Lease Agreement (including all Appendices attached hereto), as amended and/or supplemented from time to time.

"Annual Report" has the meaning set forth in Section 10.3.

"Applicable Law" means any law, statute, order, decree, injunction, license, permit, consent, approval, agreement or regulation of any Governmental Authority having jurisdiction over the matter in question, or other legislative or administrative action of a Governmental Authority, or a final decree, judgment or order of a court which relates to the Port, the Lease Property, the Operations or the interpretation or application of this Agreement, as the case may be, including without limitation the Act. In the event of an inconsistency or conflict between any of the Applicable Laws, the law most specific to the subject matter shall apply.

"Berths" means quay structures including quay wall, fendering system, bollards and service gallery.

"BPE" has the meaning set forth in the Preamble.

"Business Days" means a day on which commercial banks in Nigeria are not authorized or required to close.

"Change in Law" means any amendment, modification, superceding act, deletion, addition or change in or to the Applicable Laws that occurs and takes effect after the Execution Date and demonstrably and adversely affects a Party's performance of its obligations hereunder.

"Commencement Fee" has the meaning set forth in Appendix F.

"Common Areas" means all areas and facilities outside the Premises and within the exterior land boundary lines of the Port (excluding the Berths) that are provided and designated by the Lessor from time to time as "common areas" for general non-exclusive use.

"Control" means the possession, direct or indirect, of the power to vote fifty one percent (51%) or more of the Voting Interests of a Person or to direct or cause the direction of the management and policies of such Person, whether through the ownership of Voting Interests, by contract or otherwise. This definition shall also apply to the terms "Controlling," "Controlled by" and "under common Control with."

"Day" or "day" means a calendar day.

"Defaulting Party" has the meaning set forth in Section 12.3.



"Development Plan" has the meaning set forth in the Recitals.

"Disclosing Party" has the meaning set forth in Section 17.9.

"Dispute" has the meaning set forth in Section 16.2.

"Dollar" or "\$" means the lawful currency of the United States of America.

"Effective Date" has the meaning set forth in Section 2.1(b).

"Emergency" means a crisis, incident or other untoward position or threat to public, health, environment and safety as agreed by the Lessor and the Lessee.

"Execution Date" has the meaning set forth in the Preamble.

"Expert" means any person, body or organization of international repute with recognized technical/professional expertise in respect of any field, matter or subject relevant for the purpose of this Agreement, appointed by the Parties by mutual consent, the cost of whom shall be shared equally between the Lessor and the Lessee.

"Equity Interests" means, with respect to any Person, (a) shares of capital stock of (or other ownership or profit interests in) such Person, (b) warrants, options or other rights for the purchase or other acquisition from such Person of shares of capital stock of (or other ownership or profit interests in) such Person, (c) securities convertible into or exchangeable for shares of capital stock of (or other ownership or profit interests in) such Person or warrants, rights or options for the purchase or other acquisition from such Person of such shares (or such other interests) and (d) other ownership or profit interests in such Person (including partnership, member or trust interests therein), whether voting or nonvoting, and whether or not such shares, warrants, options, rights or other interests are authorized or otherwise existing on any date of determination.

"Event of Default" means a Lessee Event of Default or Lessor Event of Default, as applicable.

"Fixed Assets" has the meaning set forth in the Recitals.

"Force Majeure" shall mean any act that (a) renders it impossible for the affected Party to comply with its obligations under this Agreement, (b) is beyond such Party's reasonable control and not due to its fault or negligence and (c) could not have been prevented or avoided by such Party through the exercise of due diligence. Subject to the satisfaction of the foregoing conditions, Force Majeure shall include without limitation: (i) severe, adverse weather conditions such as storms or floods; (ii) earthquakes; (iii) wars (declared or undeclared), civil disturbances, revolts, insurrections, public disorder, riots or sabotage; (iv) strikes or other labour disputes in Nigeria that are not due to the breach of any labour agreement by the Party claiming Force Majeure; (v) fires; (vi) actions or omissions by a Governmental Authority that were not induced or promoted voluntarily by the affected Party or were not caused by a non-compliance with its obligations under this Agreement or Applicable Law; (vii) the inability by the affected Party, despite its reasonable efforts, to timely and correctly obtain any permit that enables such Party to meet its obligations under this Agreement; or (viii) pollution that was not caused by the non-compliance of the Party claiming Force Majeure with its obligations under this Agreement or Applicable Law.

"Governmental Authority" means any Nigerian governmental ministry, bureau, authority, council, office, or other instrumentality having jurisdiction over a Party, the Port, the Lease Property or the Operations, as the case may be, including without



limitation, the Lessor, the Regulator, the Utilities Charges Commission and any national or local port authority, or Affiliate of any of the foregoing.

"Intellectual Property Rights" means (a) patents, trademarks, rights in design, trade dress, trade secrets, trade names, and copyrights; (b) applications for registration to any of the items contained in subsection (a) of this definition, to the extent that such application under Applicable Law provides protection for such items; (c) rights under licenses and consents in relation to any of the items contained in subsection (a) of this definition; and (d) all forms of protection of a similar nature or having equivalent or similar effect to any of them which may exist anywhere in Nigeria.

"Interruption" means a disruption to the performance of the operations as a consequence of :

- a. Any act or omission by the Lessor, including but not limited to, the failure by the Lessor to fulfil its obligations under this Agreement;
- b. Maintenance by the Lessor in accordance with the requirements of this Agreement that exceeds the time period for such maintenance as previously agreed between the parties;
- c. Any act or omission by Governmental Authority not due to the fault of or negligence of the Lessee;
- d. An act of Force Majeure;
- e. An emergency;
- f. Events beyond the reasonable control of the Lessee not due to the Lessee's fault or negligence.

"Latent Defects" means those defects not identified in the survey conducted jointly by the Parties prior to the Execution Date and included in Appendix B or in the Development Plan, and which could not reasonably be identified by the Lessee's exercise of due diligence.

"Lease Fees" has the meaning set forth in Appendix F.

"Lease Property" has the meaning set forth in the Recitals. For avoidance of doubt, Lease Property shall also be deemed to include any improvements thereon made by the Lessor or the Lessee during the Lease Term in accordance with this Agreement.

"Lease Term" has the meaning set forth in Section 2.2.

"Lessee" has the meaning set forth in the Preamble.

"Lessee Event of Default" has the meaning set forth in Section 12.1.

"Lessor" has the meaning set forth in the Preamble.

"Lessor Event of Default" has the meaning set forth in Section 12.2.

"LIBOR" means the London Interbank Offered Rate for Dollar deposits, as published by The Wall Street Journal or, if not published, then by the Financial Times of London, applicable from the due date for payment and thereafter on the first day of each succeeding calendar month.



"Material Adverse Effect of Lessee" shall mean any change or circumstance that, individually or in the aggregate with all other changes or circumstances has or is reasonably likely to have a materially adverse effect on (a) the Lessee's assets, properties, or business in a manner relating to the transactions contemplated hereby (including for the avoidance of doubt significant foreign exchange movements in the U.S. Consumer Price Index used to calculate Throughput Fee) or (b) the Lessee's ability to perform its material obligations under this Agreement.

"Material Adverse Effect of Lessor" shall mean any change or circumstance that, individually or in the aggregate with all other changes or circumstances has or is reasonably likely to have a materially adverse effect on (a) the Lessor's assets, properties, or business in a manner relating to the transactions contemplated hereby or (b) the Lessor's ability to perform its material obligations under this Agreement.

"Month" means a calendar month.

"Nigeria" means the Federal Republic of Nigeria.

"Non-Defaulting Party" has the meaning set forth in Section 12.3.

"Normal Charges" means any applicable published tariff the Lessee would collect for its services at any particular point in time.

"Operations" has the meaning set forth in Section 5.1.

"Operations Rates" has the meaning set forth in Section 5.9(b).

"Party" or "Parties" has the meaning set forth in the Preamble.

"Person" means any legal or natural person, including any individual, corporation, partnership, Limited Liability Company, joint stock company, association, joint venture, trust, governmental or international body or agency, or other entity.

"Planning and Investment Report" has the meaning set forth in Section 10.4.

"Port" has the meaning set forth in the Recitals.

"Premises" has the meaning set forth in the Recitals.

"Prudent Industry Standards" means the generally accepted practices, methods, techniques and standards employed by the international multipurpose terminal industry in accordance with Applicable Law with respect to: (a) the development, operation and maintenance of multipurpose terminals; (b) personnel and terminal safety and environmental protection; and (c) optimizing the performance of the Operations.

"Quarterly Traffic Report" has the meaning set forth in Section 10.5.

"Receiving Party" has the meaning set forth in Section 17.9.

"Regulator" means the Lessor or, if there is a change in the law such that the Lessor no longer regulates and controls the development and/or conduct of Nigeria's port industry, then the Governmental Authority of Nigeria established, assigned, chartered or commissioned to regulate and control the development and/or conduct of Nigeria's port industry.

"Routine Maintenance" means maintenance, repairs, renewals and replacements of the Lease Property existing at the Execution Date by the Lessee but excluding the Quay



Wall and navigational aids on the Premises. For the avoidance of doubt, Maintenance does not include maintenance, repairs, renewals and replacements by the Lessor, Improvements carried out by the Lessee pursuant to the Development Plan or other improvements or alterations made in accordance with the provisions of Section 4.3(a) of this Agreement;

"Special Equipment" means rubber tyred equipment above sixty (60) tonnes and non rubber tyred equipment not included in the Development Plan.

"Staffing and Succession Plan" means the plan set forth in Appendix I.

"Throughput Fee" shall mean fee stipulated by the Lessor for cargo passing through the Concession Area payable by the Lessee in accordance with Appendix F

"Termination Date" has the meaning set forth in Section 2.2.

"Utilities" means infrastructure, equipment or services relating to the supply of electricity (including back-up power), water, sewage and drainage, telecommunications, gas and fossil and other liquid fuel.

"Voting Interests" means shares of capital stock issued by a corporation, or equivalent Equity Interests in any other Person, the holders of which are ordinarily, in the absence of contingencies, entitled to vote for the election of directors (or persons performing similar functions) of such Person, even if the right so to vote has been suspended by the happening of such a contingency.

1.2 Interpretation.

- (a) The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties and no presumption or burden of proof shall arise favouring or disfavours any Party by virtue of the authorship of any of the provisions of this Agreement.
- (b) The word "including" means "including without limitation."
- (c) Unless otherwise indicated, all reference in this Agreement to Articles, Sections, and Appendices shall refer to the corresponding Articles, Sections and Appendices of or to this Agreement.
- (d) The Article, Section and Appendix titles contained in this Agreement are for convenience of reference only, are without substantive meaning of any kind and are not a part of this Agreement.

ARTICLE II

EFFECTIVE DATE AND TERM

2.1 Effective Date

- (a) *Terms Binding on Execution Date.* The provisions of this Article, along with the provisions of Articles 12 (Representations and Warranties), 16 (Indemnities), 17 (Governing Law; Disputes), shall be in full force and effect, binding upon the Parties hereto, and enforceable in accordance with their terms, from the Execution Date.



(b) *Conditions Precedent:* Except as otherwise provided in Section 2.1(a), this Agreement shall become effective thirty (30) days following the Execution Date provided that the conditions to effectiveness set forth in Article VI have been fulfilled (the "Effective Date").

2.2 Term This Agreement shall have a term (the "Term"), which commences on the Effective Date and terminates on the date that occurs on the Twenty Fifth (25th) anniversary of the Effective Date, unless earlier terminated in accordance with the terms hereof. Following such Twenty Fifth (25th) anniversary of the Effective Date, and unless this Agreement has otherwise been terminated, the Parties may mutually agree to renew this Agreement for an additional period; provided the Lessee has notified the Lessor in writing of its desire to renew this Agreement no less than five (5) years prior to such Twenty Fifth (25th) anniversary of the Effective Date.

ARTICLE III

BASIC LEASE RIGHTS AND OBLIGATIONS

3.1 Lease In consideration of the covenants and agreements set forth in this Agreement and other good and valuable consideration, the Lessor shall lease the Lease Property to the Lessee, and the Lessee shall lease the Lease Property from the Lessor free and clear of all Security Interests, subject to the terms and conditions set forth in this Agreement.

3.2 Transfer of the Lease Property. Commencing on the Effective Date and continuing throughout the Transition Period in accordance with the Transition Plan, the Lessor shall transfer to the Lessee the Lease Property free and clear of Security Interests for the Term. The Lessor shall remain the owner of the Lease Property except as expressly agreed to in writing by the Lessor. Subject to the provisions of Sections 4.3(b) and 4.4, throughout the Term, the Lessee shall keep and maintain:

(a) the Lease Property in the condition in which it is transferred to the Lessee on the Effective Date fair wear and tear excepted, and free and clear of all Security Interests arising from the performance of the Operations or any other of its obligations hereunder, and

(b) the Fixed Assets in good condition and working order.

The Lessee shall indemnify, defend, and hold harmless the Lessor from and against and promptly remove and discharge any such Security Interests which may be placed on the Lease Property, except those attributable to the acts or the omissions of the Lessor.

3.3 Peaceful and Quiet Enjoyment To the extent that the Lessee complies with the terms and conditions of this Agreement, the Lessee shall peacefully and quietly hold, occupy and enjoy the Lease Property. In the event that any third party other than Affiliates of the Lessee conduct(s) activities or present(s) claims which interfere with the Lessee's peaceful and quiet possession and enjoyment of the Lease Property or the Lessee suffers any claims, causes of action, damages, or losses which may accrue and arise from the acts or omissions of other third parties having a right of use over the Premises prior to the Execution Date, the Lessor shall indemnify, defend, and hold harmless the Lessee from and against any such claims.

3.4 Lease Fees The Lessee shall pay the Lease Fees in consideration of this Agreement in accordance with the terms and conditions set out in Appendix F. Except as the Parties may otherwise agree in writing, all payments must be made in Dollars. Any amounts



due but not paid thereunder shall bear interest at LIBOR plus five percent (5%) compounded monthly.

- 3.5 Common Areas. The Lessor shall grant to the Lessee for the benefit of the Lessee and its employees, contractors, customers and invitees during the Term, the non-exclusive right to use, in common with others entitled to such use (including the Lessor), the Common Areas as they exist from time to time, subject to all rights reserved by the Lessor hereunder and under the terms of all rules and regulations promulgated from time to time with respect thereto. The Lessee shall not use the Common Areas in any manner that is inconsistent with the Lessee's permitted use of the Premises nor in any manner that unreasonably interferes with the use of the Port by other occupants or users of the Port. The Lessor reserves the right from time to time, subject to the Lessor first giving the Lessee reasonable notice and provided that the performance of the Operations by the Lessee are not adversely affected to:
- (a) make changes in or to the Common Areas;
 - (b) close temporarily any of the Common Areas;
 - (c) add, eliminate or change the location of any improvements in the Common Areas and/or construct additional buildings, facilities and other improvements within the Common Areas;
 - (d) prohibit unauthorized Persons from using or accessing the Common Areas; or
 - (e) perform such other activities and make such other changes in, to or with respect to the Common Areas as the Lessor may deem appropriate.

The provisions of this Section 3.5 shall at all times be subject to the Lessor's covenant set out in Section 8.

- 3.6 Berths Subject to the provisions of this Article, the Lessee shall at all times have an exclusive right to use the Berths. Subject to applicable Port regulations the Lessor shall have the right of primary use of the Berths in the case of an Emergency provided that:
- (a) the Lessor's use of the Berth is not on a discriminatory basis; and
 - (b) the Lessor pays the Lessee the Operations Rates where cargo passes through the Premises.

If such preferential use by the Lessor continues for more than five (5) consecutive days or ten (10) cumulative days in any calendar year, the Lessee shall have a right to require the Lessor to pay the Lessee for its lost revenue due to such preferential use by the Lessor.

- 3.7 Access to Other Property Subject to Applicable Law and the Lessor's prior written approval, such approval not to be unreasonably withheld, the Lessee shall have the right to negotiate rights of way, easements and other types of access to land and other property and Utilities near or adjacent to the Premises other than those granted to the Lessee and referred to in Section 8.10 in order to perform its obligations hereunder, including without limitation the performance of the Operations.

ARTICLE IV

USE OF LEASE PROPERTY

DA A



4.1 Permitted Use of Lease Property The Lessee shall only use the Lease Property to perform the Operations, and may not use the Lease Property for any other purpose without the Lessor's prior written approval, such approval not to be unreasonably withheld. The Lessee shall not conduct any activities within the Premises other than the performance of the Operations. The Lessee shall not conduct such permitted use, or allow such permitted use to be conducted, in violation of any Applicable Law or in any manner that would:

- (a) violate, invalidate or cause a loss of coverage under any insurance in force on or after the Execution Date with respect to the Lease Property or other premises of the Port;
- (b) cause injury or damage to the Lease Property, to the person or property of any Person on the Lease Property or to any Person or property of any Person on other premises of the Port;
- (c) cause diminution in the value or usefulness of all or any portion of the Lease Property (reasonable wear and tear excepted);
- (d) disturb or unreasonably interfere with or endanger the Lessor or any other lessees of the Port; or
- (e) create a nuisance or waste in on or about the Premises which adversely affects other premises of the Port.

4.2 Alteration of Lease Property

(a) *By Lessor.* Subject to the mutual agreement of the Parties and in accordance with Applicable Law, the Lessor shall have the right to alter the Premises subject to the alteration of the Lease Fees payable by the Lessee in accordance with the provisions of this Agreement; provided that:

- (i) such alteration is required for technical operations and/or economic well-being of the Port;
- (ii) such alteration does not unreasonably interfere with the Lessee's peaceful and quiet possession and enjoyment of the Lease

Property; and

- (iii) such alteration shall not have a material adverse effect in the performance of the Operations.

(b) *By Lessee.*

(i) *Development Plan.* The Lessee shall perform the Improvements to the Lease Property required under the Development Plan which has been approved by the Lessor; provided that the Lessee has furnished to the Lessor the following no later than sixty (60) days prior to the proposed date for commencement of the work implementing such Improvement:

- (1) the plans and drawings for such Improvement;
- (2) the names and addresses of the proposed contractor(s); and



- (3) such other documentation as may be reasonably requested by the Lessor.

The Lessor shall within the said sixty days communicate its approval or otherwise to the Lessee, failure of which, the Lessor shall be deemed to have given its approval to the Improvements and the Lessee shall proceed to make such Improvements.

- (ii) *Amendment to Development Plan:* The Lessee shall not amend the Development Plan without the Lessor's prior written approval, such approval not being unreasonably withheld.

- (iii) *Other improvements.* The Lessee shall not make any other improvements or alterations to the Lease Property other than the Improvements contemplated in the Development Plan without the Lessor's prior written approval. When requesting such approval, the Lessee shall furnish to the Lessor with the following no later than sixty (60) days prior to the proposed date for commencement of the work implementing such improvement or alteration:

- (1) the plans and drawings for such improvements or alterations;
- (2) the names and addresses of all proposed contractors; and
- (3) such other documentation as reasonably requested by the Lessor.

Where the Lessee has furnished the required information, the Lessor shall within the said sixty days convey its approval or otherwise to the Lessee's request, failure of which, the Lessor shall be deemed to have given its approval to the improvement or alteration and the Lessee may proceed to make such improvement.

Any improvements or alterations made on the fixed assets by the Lessee to the Lease Property during the Term shall be and shall remain the property of the Lessor without any claim for or reimbursement by the Lessee for the cost of the value thereof.

- (iv) *Applicable Standards.* The Lessee shall ensure that the Improvements made and any other improvements and/or alterations made are in compliance with

- (1) Applicable Law;
- (2) international conventions, protocols and international agreements to which Nigeria is a party; and
- (3) Prudent Industry Standards.

- (v) *Rights of Lessor to Monitor and Inspect.* Without limiting or reducing the Lessee's obligations under Section 4.3(b) or 4.4, the Lessor shall have the right to inspect the Improvements and any other improvements or alterations during performance of the same and after they have been completed, and they shall not be used by the Lessee until the Lessor has confirmed to the Lessee in writing that they are in accordance with the plans approved by the Lessor and comply with Applicable Law. Such confirmation shall be given within fourteen (14) days of the Lessee's notification of completion of such improvement, failure of which the improvement shall be deemed approved. Any



inspection by the Lessor shall be undertaken in accordance with the provisions set out in Section 4.8(a). The Lessor shall have the right to be present and monitor at any time during the performance of the Improvements and any other improvements or alterations and shall have access to the Premises and to all records and materials of the Lessee related to such Improvements, improvements or alterations including participation in related progress meetings.

4.3 Maintenance

- (a) *Lessee's Maintenance Obligations.* The Lessee shall be responsible for the Maintenance (but excluding Maintenance resulting from Latent Defects which shall remain the responsibility of the Lessor) so that at all times during the Term and upon the Termination Date, the Lease Property (excluding the Quay Wall and navigational aids on the Premises) shall be in the same or better condition as on the Effective Date, excluding normal wear and tear. The Lessee shall maintain the Lease Property (excluding the Quay Wall and navigational aids on the Premises) in good condition and repair. All Maintenance shall be equal or better in quality to the original material and workmanship standard. The Maintenance performed by the Lessee shall comply with Applicable Law and Prudent Industry Standards. The Lessee shall inform the Lessor in writing of entry into any contract for Maintenance. The Lessee shall obtain and maintain all licenses, certifications or other documents required for such Maintenance in accordance with Applicable Law. The Lessor shall assign to the Lessee on the Execution Date all rights under any warranties it may receive or be entitled to for the Lease Property.
- (b) *Notification and Repair of Damage.* In the event that any Lease Property (excluding the Quay Wall and navigational aids on the Premises) is damaged, the Lessee shall notify the Lessor in writing of the same within three (3) days after the Lessee became aware of such damage. The Lessee shall commence the process of repairing such damage within seven (7) days and shall complete such repair to damaged Lease Property within a reasonable period to be mutually agreed by the Parties. In the event that the Lessee fails to commence the process of repairing within such period, then the Lessor may give notice in writing to the Lessee requiring the Lessee to commence the process of repairing within seven (7) days. If the Lessee has failed to commence the process of repairing upon expiry of the notice by the Lessor, then the Lessor may offer the repair work for tender and the Parties shall agree the appointment of a contractor to perform the repair work. In such instance, the Lessee shall be responsible for cost of the repair and if the Lessor is required to make any payment towards such repair work, the Lessee shall reimburse the Lessor its actual costs incurred together with interest equal to LIBOR plus five per cent (5%) compounded monthly.

- 4.4 Quay Wall and navigational aids on the Premises. The Lessor shall be responsible for maintenance, repairs, renewals and replacements of the Quay Wall and navigational aids on the Premises during the Term. In the event that any of the Quay Wall or navigational aids on the Premises are damaged, the Party becoming aware of such damage shall notify the other Party in writing of the same within three (3) days after becoming aware of such damage. The Lessor shall commence the process of repairing such damage within seven (7) days of the date of notification by one Party to the other of damage and shall complete such repair to Berth or navigational aids on the Premises within a reasonable period to be mutually agreed by the Parties. In the event that the Lessor fails to commence the process of repairing within such period, then the Lessee may give notice in writing to the Lessor requiring the Lessor to commence the process



of repairing within seven (7) days. If the Lessor has failed to commence the process of repairing upon expiry of the notice by the Lessee, then the Lessee may offer the repair work for tender and the Parties shall agree the appointment of a contractor to perform the repair work. In such instance, the Lessor shall be responsible for cost of the repair and if the Lessee is required to make any payment towards such repair work, the Lessor shall reimburse the Lessee its actual costs incurred together with interest equal to LIBOR plus five per cent (5%) compounded monthly.

- 4.5 Utilities Subject at all times to the covenants of the Lessor set out in Section 9, the Lessee shall make its own arrangements and pay for the supply of Utilities to the Lease Property, including serving the vessels that call at the Premises.
- 4.6 Office Space. The Lessee shall provide, at its own expense, adequate office space (non- furnished rooms) for the Lessor Customs and Immigration Authorities required by the Act to have office space on the Premises
- 4.7 Disposal of Movable Assets The Lessee shall not sell, transfer any interest, or dispose of any of the Movable Assets as contained in Appendix K without offering the Lessor the right of refusal to purchase such Movable Asset from the Lessee. In the event of the Lessor's refusal to purchase such Movable Asset, the Lessee shall advise the Lessor of any subsequent transfer to a third party of such Movable Asset. This provision shall apply also to Movable Assets acquired by the Lessee after the Commencement date, for operations of the Leased Property and shall be included in the Asset Register, which shall be updated annually. Notwithstanding the foregoing, in each Annual Report, the Lessee shall in the Asset Register, list the Movable Assets, if any, that have been sold, transferred, removed or disposed of during the previous year and shall provide audited details of all such transactions.
- 4.8 Access to Lease Property
- (a) *By Lessor to verify compliance with this Agreement.* The Lessee shall permit the Lessor and its designated representatives and agents during the Lessee's working hours to enter and inspect the Lease Property for the purpose of verifying the Lessee's compliance with this Agreement and any other requirements under Applicable Law provided that any such visit shall not unreasonably interfere with the Lessee's performance of the Operations. The Lessor shall notify the Lessee in writing at least three (3) days in advance of any inspection of the names of the individuals to be permitted access and the time and date of such visit.
- (b) *By Lessor in the event of Emergency.* The Lessee shall permit the Lessor and its designated representatives and agents without prior notification to enter and inspect the Lease Property in the event of Emergency provided that any such visit shall not unreasonably interfere with the Lessee's performance of the Operations.
- (c) *By Lessor to fulfil its obligations under this Agreement.* The Lessee shall also grant access to the Premises to the Lessor or its designates on mutually agreed terms for the purpose of fulfilling its obligations under this Agreement provided that any such visit shall not unreasonably interfere with the Lessee's performance of the Operations.
- (d) *Necessary right of way.* The Lessor shall have the right of access through the Premises to other facilities controlled by the Lessor under circumstances where reasonable, alternative means of access are not available subject to the prior consent of the Lessee provided that any Person granted such right of way shall follow the rules concerning safety, traffic, security and other regulations



relating to the Premises and performance of the Operations prescribed by the Lessee, which rules shall not be discriminatory in application.

- (e) *By Governmental Authorities.* The Lessee shall grant access to the Premises to Government Authorities for the purpose of carrying out any activities which they are legally entitled to carry out in the Premises pursuant to Applicable Law.
- (f) *By Shipping Agents and others.* The Lessee shall grant access to the Premises to shipping line employees and agents and the staff of any contractors employed by them and accredited by the Lessee, to enable them perform their work efficiently provided that they do not unreasonably interfere with the Lessee's performance of the Operations and provided further that the shipping line employees and agents and the staff of any contractors employed by them shall follow the rules concerning safety, traffic, security and other regulations relating to the Premises and performance of the Operations prescribed by the Lessee, which rules shall not be discriminatory in application.

ARTICLE V

OPERATIONS

- 5.1 Obligation of Lessee to Perform Operations The Lessor hereby appoints the Lessee and the Lessee hereby accepts such appointment, to perform the operations and activities described in Part A of Appendix D (collectively, the "Operations") in accordance with the terms of this Agreement. The Lessor confirms that it hereby delegates to the Lessee all such powers and authority as are necessary for the Lessee to perform the Operations.
- 5.2 Common User Terminal. The Lessee shall perform the Operations such that the Lease Property is a common user terminal open to any and all shippers and consignees of cargo, and to all shipping lines. The Lessee shall ensure that any agreement executed by it prior to or during the Term shall not violate this Section.
- 5.3 Performance of other services. The Lessor hereby grants the Lessee the right, exercisable at the Lessee's sole discretion, to perform other services in accordance with the terms of this Agreement. If the Lessee does commence performance of one or more of other services during the Term, reference to "Operations" in this Agreement shall be deemed to include those other services being performed by the Lessee in accordance with the right set out in this Section 5.3. The Lessee shall ensure that any charges made for those services shall be in accordance with Applicable Law and competitive within the Port and within competing ports of Nigeria.
- 5.4 Use of Lease Property. The Lessee shall only perform the Operations within the Premises, and shall use the Lease Property for the sole purpose of performing the Operations in accordance with this Agreement.
- 5.5 Exclusivity The Lessee shall have the exclusive right during the Term to perform the Operations within the Premises.
- 5.6 Standards of Performance The Lessee shall perform the Operations:
 - (a) in a safe, efficient, effective and economic manner;
 - (b) with due care and skill; and
 - (c) in accordance with Applicable Law and Prudent Industry Standards.



5.7 Duties to Cooperate. The Parties shall cooperate in good faith to ensure the smooth and effective transfer of the provision of the Operations from the Lessor to the Lessee during the Transition Period. In performing the Operations, the Lessee shall cooperate with the Lessor and, if applicable, the Regulator so as to enable the Lessor and the Regulator to perform their monitoring, supervisory and other duties relating to the Port.

5.8 Performance Requirements

- (a) *General Requirements.* The Lessee shall use its best efforts to:
 - (i) develop, market and promote Cargo throughput and Cargo-related business of the Lease Property in order to achieve maximum utilization thereof in a manner which is consistent with Applicable Law and Prudent Industry Standards; and
 - (ii) ensure that there is no decline in the standards of the Operations.
- (b) *Specific Requirements.* The Lessee shall perform the Operations in such a manner as to achieve the performance requirements in the applicable years of the Term
- (c) *Interruptions.* The Parties shall ensure that the Lessee's performance of the Operations shall be as continuous and without Interruptions as is reasonably practical. The Lessee shall maintain records of the number, duration, location and extent of all Interruptions. If the performance of the Operations are adversely affected by Interruptions during an Operational Year, the Performance Requirements shall be reduced by a pro rated percentage of the number of days that an Interruption prevented Operations over three hundred and sixty five days **PROVIDED** that for the purposes of this Section, any Interruption for under twenty four (24) consecutive hours shall not be taken into account when assessing whether an Interruption has occurred unless there has been Interruptions for a period of seventy two (72) cumulative hours in an Operational Year, in which case all time amounting to an Interruption shall be taken into account when assessing the Performance Requirements.
- (d) *Tracking and Evaluation of Performance.* The Lessor shall evaluate the Lessee's performance of the Operations on an annual basis. The process of evaluation shall commence on the Effective Date and shall be conducted as follows:
 - (i) following the completion of each Operating Year, the Lessee shall provide to the Lessor a report in respect of that Operating Year which shall include, *inter alia*, a full account of its performance against the applicable Performance Requirements, an explanation of any failure to meet such Performance Requirements and any other information requested by the Lessor to enable it to make its evaluation (the "Lessee Report") within ninety (90) days after the end of each Operational Year. In the event that the Lessee fails to provide the Lessee Report within the period of ninety (90) days after the end of an Operational Year, the Lessor shall give the Lessee thirty (30) days written notice requiring the Lessee to produce the Lessee Report. In the event that the Lessee fails to produce the Lessee Report by the expiry of the thirty (30) day period then the provisions of Sub Section (iv) shall apply.



- (ii) The Lessor's evaluation, which shall have been ongoing during the Operating Year, shall be completed by the Lessor and the Lessor shall produce and deliver to the Lessee an evaluation report containing its own assessment of the Lessee's performance against the Performance Requirements taking into account any Interruption, and stating whether, in its opinion, the Lessee has reached the Performance Requirements. (the "Lessor Report") within thirty (30) days of the earlier of either:

- (A) receipt of the Lessee Report; or
- (B) in the event that the Lessee fails to provide the Lessee Report upon the expiry of the thirty (30) days referred to in Sub Section (i) above.

In the event that the Lessor fails to provide the Lessor Report within the period stated in this Sub Section, the Lessee shall give the Lessor thirty (30) days written notice requiring the Lessor to produce the Lessor Report. In the event that the Lessor fails to produce the Lessor Report by the expiry of the thirty (30) day period then the provisions of Sub Section (iv) shall apply.

- (iii) Within fourteen (14) days of submission by the Lessor of the Lessor Report to the Lessee, the Parties shall meet and agree whether the Lessor's evaluation is accepted by both Parties, whether the Lessee has reached or exceeded the Performance Requirements. Any disagreement between the Parties in respect of the Lessor Report shall be resolved pursuant to the provisions of Article 17 (Governing Law; Dispute Resolution).

- (iv) In the event that either:

- (A) the Lessee fails to produce the Lessee Report further to thirty (30) days' written notice from the Lessor given in accordance with Sub Section (i) above, then the Lessor Report shall be binding upon both Parties and Parties shall not be required to meet and agree the Lessor's evaluation in accordance with Sub Section (iii) above;
- (B) the Lessor fails to produce the Lessor Report further to thirty (30) days' written notice from the Lessee given in accordance with Sub Section (ii) above, then the Lessee Report shall be binding upon both Parties and the Parties shall not be required to meet and agree the Lessor's evaluation in accordance with Sub Section (iii) above.

- (e) *Exceeding Guaranteed Minimum Tonnage.* In the event that the Lessee exceeds the guaranteed minimum tonnage, there shall be an adjustment in the Throughput Fees due and payable by the Lessee in accordance with the provisions set out in Appendix M.

5.9 Operations Rates

- (a) *General Parameters.* The Lessee shall ensure that the Operations Rates shall be in accordance with Applicable Laws and competitive within the Port and with other competing ports of Nigeria having facilities similar to the Lease Property.



- (b) *Specific Parameters.* The Lessee shall charge cargo dues and delivery charges for the Operations which are not greater than the rates set forth in Section A of Appendix H (the "Operations Rates") in accordance with the terms and conditions included therein. The Lessee shall not make any increases in the Operations Rates, unless agreed to in writing by the Parties and any required consents of Governmental Authorities have been obtained. Value added taxes and other taxes shall be added as required to the accounts rendered to the Lessee's customers. Income from the Operations Rates shall accrue directly to the Lessee without any collection, deduction or setoff by the Lessor or the Regulator. The Lessee shall also be allowed to charge for other services rendered but not specified in Appendix H, including but not limited to: inland container depot transfers, storage and for penalties for violation of applicable rules and regulations set down by the Lessee. The level of inland bonded terminal transfer charges shall not exceed the rates charged by the Lessor prior to this agreement, and any future increases shall require the consent of the relevant Governmental Authorities.
- (c) *Publication of Operations Rates.* The Lessee shall at all times publish its rates, charges and conditions of the Operations as directed by the Lessor or the Regulator, and shall make such information immediately available upon request by any Person
- (d) *No Discriminatory Pricing.* The Lessee shall afford to all who may request the Operations uniform treatment under like conditions and shall not apply discriminatory charges on any Person. For the avoidance of doubt, the provisions of this Section shall not prohibit the Lessee from granting Preferential Rates in accordance with the provisions set out in Sub Section (e) below.
- (e) *Preferential Rates.* If Preferential Rates are applied to any customers of the Lessee, the Lessee shall inform the Lessor and if applicable, the Regulator in writing of the same. If the Lessor can show to the satisfaction of the Regulator, or if the Lessor is the Regulator then an Expert, that the Preferential Rates applied by the Lessee are discriminatory, the Lessor shall have the right to instruct the Lessee to apply such rates to all other similar customers of the Lessee using the Operations and the Lease Property.
- (f) *Charging the Operations Rates.* Other than in circumstances where the Lessee charges Preferential Rates, if the Lessee is not able to charge the Operations Rates and/or other charges referred to in Subsection (b) above to its customers, the Lessee shall refer the matter to the Regulator for determination of the rates chargeable.
- (g) *Complaints.* In the event that the Lessor or any other Governmental Authority receives a complaint of discrimination on the part of the Lessee, and the Regulator, or if the Lessor is the Regulator then an Expert, concludes after its investigation of such complaint that there are reasonable grounds for such complaint, then the Lessee shall immediately cease and desist from such practices and pay any applicable penalties provided for under Applicable Law.

5.10 Labour.

- (a) *Qualified Personnel.* The Lessee shall select and employ sufficient, suitably skilled and qualified personnel to enable it to perform the Operations in accordance with this Agreement.



- (b) *Sources of Labour.* When sourcing personnel, the Lessee shall comply with the Staffing and Succession Plan as set out in Appendix I to the extent applicable. The Lessee shall use reasonable efforts to employ Nigerian nationals in management positions to the extent that there are Nigerian nationals who satisfy the requirements for such positions. Former employees of the Lessor who are affected by the take over, will be encouraged to apply for available positions and will be given fair and due consideration for employment by the Lessee. The Lessor shall be responsible for the retirement benefits including but not limited to all outstanding salaries and any relevant severance payments (if any) of its employees until the date on which they may be employed by the Lessee.
- (c) *Employment Contracts.* With respect to personnel employed by the Lessee under Section 5.10(b) the Lessee shall be responsible for the negotiation of the applicable employment and labour contracts which shall be made in accordance with Applicable Law. Notwithstanding the foregoing, all Lessee personnel shall remain its or its Affiliate's employees for all salary and benefit purposes and shall be compensated in accordance with the Lessee's normal policies as may be modified by the Lessee from time to time.
- (g) *Training.* The Lessee shall be responsible for the preparation and implementation of all training of all staff working at the Premises in accordance with the Staffing and Succession Plan and Applicable Law.
- (h) *Identification of Lessee Personnel.* The Lessee shall ensure that its personnel are issued the appropriate identification documentation. Such identification documentation shall be produced to any official or authorized person who has reasonable grounds to request the identification of such personnel. Upon the termination of employment of such personnel, such identity documentation shall be returned to the Lessee.

5.11 Lessee Equipment The Lessee may use additional equipment on the Premises not included in the Development Plan ("Lessee Equipment") to satisfy its obligations hereunder, including without limitation its performance of the Operations and to meet the Performance Requirements provided that, in the case of Special Equipment the Lessee shall obtain the Lessor's prior written approval, such approval not to be unreasonably withheld. If the Lessor has not responded to the Lessee within five (5) days of receipt of the request for such from the Lessee, the Lessor shall be deemed to have given its approval. Lessee Equipment shall be and shall remain the Lessee's property notwithstanding the termination of this Agreement for any reason unless the Parties otherwise agree that the Lessor shall become owner of such Lessee Equipment on the Termination Date. The Lessee shall, at its own expense, remove Lessee Equipment from the Premises on the Termination Date in the event that the Lessor requires such removal or the Lessee does not agree to transfer the same to the Lessor. The Lessee shall provide the Lessor with a full list of Lessee Equipment during the Termination Period and whether it is prepared to sell such Lessee Equipment to the Lessor. The purchase price for any Lessee Equipment shall be mutually agreed between the Parties.

5.12 Spare Parts and Consumables.

- (a) *On the commencement of the Term.* Thirty (30) days prior to the Effective Date, the Lessor shall provide the Lessee with a list of its inventory of spare parts and consumable items related to the Lease Property. The Lessee shall have the option to purchase from the Lessor any or all such spare parts and consumable items at a price mutually agreeable to the Parties.



- (b) *On the termination of the Term.* Thirty (30) days prior to the Termination Date, the Lessee shall provide the Lessor with a list of its inventory of spare parts and consumable items related to the Lease Property. The Lessor shall have the option to purchase from the Lessee any or all such spare parts and consumable items at a price mutually agreeable to the Parties.

- 5.13 Financing of Operations The Lessee shall be responsible for the planning of the financing of its performance of the Operations. The Lessee may use this Agreement as security for obtaining finance in respect of the Operations. For the avoidance of doubt, no Lease Property shall be used as security by the Lessee.

ARTICLE VI

CONDITIONS PRECEDENT

- 6.1 Conditions to Obligations of Each Party. The obligations of the Lessor and the Lessee to consummate the transactions contemplated by this Agreement shall be subject to the fulfilment prior to the Effective Date of the following conditions:

- (a) *Execution and Delivery of this Agreement.* Each Party shall have duly executed and delivered to the other Party this Agreement.
- (b) *Corporate Proceedings.* Each Party shall have provided to the other corporate proceedings in connection with the transactions contemplated by this Agreement. The Lessee shall have delivered to the Lessor a secretary's certificate certifying to:
- (i) resolutions adopted by the Lessee evidencing the authorisations described in this Section;
 - (ii) the constitutional documents of the Lessee; and
 - (iii) authority of the officers of the Lessee executing this Agreement and documents required hereunder.

The Lessor shall have delivered to the Lessee a secretary's certificate certifying to:

- (i) resolutions adopted by the Lessor evidencing the authorisations described in this Section; and
 - (ii) authority of the officers of the Lessor executing this Agreement and documents required hereunder.
- (c) *No Injunction, etc.* Consummation of the transactions contemplated by this Agreement shall not have been restrained, enjoined or otherwise prohibited in any material respect by any Applicable Law, including any order, injunction, decree or judgment of any court Authority, and there shall not have been promulgated, entered, issued or determined by any court or other Governmental Authority to be applicable to this Agreement any Applicable Law making illegal the consummation of the transactions contemplated by this Agreement.
- (d) *Power supply.* The Parties shall be satisfied that the Lessee has access to sufficient power supply (including, but not limited to the Utilities) in order that the Lessee is able to fulfil its other obligations as set out in this Agreement.



6.2 Conditions to Obligations of Lessor. The obligation of the Lessor to consummate the transactions contemplated by this Agreement shall be subject to the fulfilment, prior to the Effective Date, of the following additional conditions (unless waived in writing by the Lessor):

- (a) *Representations and Warranties of Lessee.* The representations and warranties of the Lessee in Section 12.1 shall be true and correct in all material respects when made and at and as of the Execution Date and the Effective Date with the same effect as though made at and as of such time, except that those representations and warranties which are made as of a specific date shall be true and correct in all material respects as of such date.
- (b) *Covenants of Lessee.* The Lessee shall have duly performed and complied in all material respects with all covenants and agreements contained in this Agreement required to be performed or complied with by it at or before the Effective Date.
- (c) *Officer's Certificate.* The Lessee shall have delivered to the Lessor a certificate in form and substance satisfactory to the Lessor, dated the Effective Date and signed by a duly authorized officer, as to the fulfilment of the conditions set forth in Sections 6.2 (a) and (b).
- (d) *Commencement Fee.* The Lessee shall have paid to the Lessor, and the Lessor shall have received, the Commencement Fee, in accordance with Appendix F.
- (e) *Performance Bond.* Within fifteen (15) days after the Effective Date, the Lessee shall deliver to the Lessor a performance bond in favour of the Lessor in an amount not less than three hundred and fifty thousand United States Dollars (US\$350,000) and in the form set forth in Appendix J or in other form and substance reasonably acceptable to the Lessor and from a financial institution acceptable to the Lessor. Such performance bond shall remain in full force and effect until thirty (30) days after the Termination Date. Such bond shall cover the Lessee's financial obligations under this Agreement, including without limitation the payment of the Lease Fees and all other costs and financial liabilities arising from its financial obligations under this Agreement, and all financial penalties due and payable by the Lessee hereunder. All premiums or other costs associated with obtaining and maintaining such performance bond shall be paid by the Lessee.
- (f) *Evidence of Insurance.* The Lessee shall have delivered to the Lessor certificates of insurances and other documentation reasonably requested by the Lessor evidencing that the Lessee has obtained the insurance coverage on the Premises required under Section 7.1.

6.3 Conditions to Obligations of Lessee. The obligations of the Lessee to consummate the transaction contemplated by this Agreement shall be subject to the fulfilment prior to the Effective Date, of the following additional conditions (unless waived in writing by the Lessee):

- (a) *Representations and Warranties of Lessor.* The representations and warranties of the Lessor in Section 11.2 shall be true and correct in all material respects when made and at and as of the Execution Date and the Effective Date with the same effect as though made at and as of such time, except that those representations and warranties which are made as of a specific date shall be true and correct in all material respects as of such date.



- (b) *Covenants of Lessor.* The Lessor shall have duly performed and complied in all material respects with all covenants and agreements contained in this Agreement required to be performed or complied with by it at or before the Effective Date.
- (c) *Officer's Certificate.* The Lessor shall have delivered to the Lessee a certificate in form and substance satisfactory to the Lessee, dated the Effective Date and signed by a duly authorized officer, as to the fulfilment of the conditions set forth in Sections 6.3 (a) and (b).
- (d) *Presidential Approval.* The President of the Federal Republic of Nigeria has approved this Agreement for the Term and the Lessor shall convey and BPE shall confirm the approval to the Lessee.
- (e) *Government Consents.* All consents or authorizations of Governmental Authorities that are required to lease, transfer or assign (as applicable) to the Lessee the Lease Property, shall have been made or obtained.
- (f) *Stevedoring Contracts.* All stevedoring Contracts with respect to the Premises have been terminated and all stevedores shall have vacated the Premises by the Effective Date.
- (g) *Other Agreements.* All other agreements affecting the Lessor's right to transfer the Lease Property and all pre-existing leases affecting the lease property have been terminated; and the Lease Property is free and clear of all Security Interests and all Persons on the Premises prior to the Execution Date shall have vacated the Premises and removed all their equipment from the Premises.
- (h) *Registration.* The Confirming Party shall have stamped and registered this Agreement with the appropriate Governmental Authorities in accordance with Applicable Law and shall have taken responsibility for any and all costs associated with such stamping and registration.

- 6.4 Satisfaction of Conditions. Each Party shall use its reasonable efforts to effectuate the satisfaction of the conditions requiring action by such Party under this Article. If such conditions have not been satisfied by such Party (or waived by the other Party) on or before the date that occurs thirty(30) days following the Execution Date, then, unless otherwise agreed in writing by the Parties, the other Party shall have the right to terminate this Agreement following delivery of fifteen (15) days' prior written notice to the Party of whom action is required which still has not satisfied, whereupon each Party shall be excused and relieved of all obligations and liabilities under this Agreement, except as otherwise specified herein and the Lessor shall refund the Commencement Fee to the Lessee.

ARTICLE VII

LESSEE'S COVENANTS

7.1 Insurance

- (a) *Required Insurance.* The Lessee shall obtain and maintain, at its expense, the insurance described in Appendix L on terms and conditions stated therein. The Lessee shall provide the Lessor with copies of all such insurance policies and the Lessor shall have the right to review and approve same, such approval not to be unreasonably withheld, provided that such approval must be given by the



Lessor in writing within five (5) Business Days following receipt of the request, failure of which, the Lessor shall be deemed to have given its approval.

- (b) *Modifications of Insurance Coverage.* All insurance policies required by this Agreement shall provide that the same shall not be modified or terminated without at least thirty (30) days prior written notice to the Lessor. If at any time the Lessee fails to purchase and maintain in full force and effect any and all insurances required under this Agreement, the Lessor may, at its sole discretion, purchase and maintain such insurance and all amounts incurred by the Lessor therefore shall be reimbursed. If the Lessee fails to reimburse the Lessor within thirty (30) days of receipt of a valid invoice confirming the amounts due, the Lessee shall also pay the Lessor a penalty equal to LIBOR plus 5% compounded monthly.

7.2 Safety; Security

- (a) *Safety Procedures.* The Lessee shall prepare and implement work and operation safety procedures to ensure the health, safety and welfare of its workforce and users of its Operations and the Lease Property in accordance with Applicable Laws, international conventions, protocols, international agreements to which Nigeria is a party and Prudent Industry Standards and the Lessor's guidelines that are applicable to all operators at the Port.
- (b) *Security System.* The Lessee shall be responsible for the preparation and implementation of a safety and security system in accordance with (i) Applicable Laws, (ii) international conventions, protocols and international agreements to which Nigeria is a party and of which the Lessor has informed the Lessee in due time, and (iii) Prudent Industry Standards for the Lease Property and the cargo and Containers therein (including without limitation fencing off the Lease Property) which system shall be subject to the Lessor's prior written approval, such approval not to be unreasonably withheld, provided that such approval must be given by the Lessor in writing within five (5) Business Days upon receipt of the request, failure of which, the Lessor shall be deemed to have given its approval.
- (c) *Fire Control.* The Lessee shall establish procedures for installing, maintaining and operating fire fighting equipment on the Premises, which shall be in accordance with the guidelines of the Lessor in force at the Port. The Lessor shall purchase fire control equipment required pursuant to Applicable Laws, international conventions, protocols, international agreements to which Nigeria is a party and Prudent Industry Standards which shall remain the Lessor's property throughout the Term. The Lessor shall inform the Lessee of fire fighting demonstrations to be conducted by the Lessor or fire emergency services operating in the Port, and the Lessee may witness such demonstrations. The Lessee shall prepare and implement its own staff training for fire hazards awareness and develop and maintain close relations with the fire emergency agencies in the Port.
- (d) *Traffic.* Traffic operations, vehicular traffic and all transport activities related to the Premises shall be conducted in accordance with Applicable Laws.
- (e) *Signage.* The Lessee shall be responsible for installing appropriate signs within the Port to indicate the location of and access routes to the Premises. The location, size and content of such signs, and their method of installation, shall be approved by the Lessor prior to their installation.



7.3 Environment

- (a) *Obligation to Comply with Environmental Laws.* The Lessee shall comply with all Applicable Laws concerning the protection of the environment, and shall take adequate steps to prevent and control the pollution of the air, land, water and sea by oil, chemicals, emissions, hazardous wastes, effluent solid and other wastes in the Premises as required by such Applicable Laws. The Lessee shall consult with the applicable Governmental Authorities in taking such steps. The Lessee shall cooperate with the Lessor in achieving compliance with international environmental conventions to which Nigeria is a party.
- (b) *Waste Disposal.* The Lessee shall arrange for the disposal of Waste Material generated from the Premises in accordance with Applicable Laws, international conventions, protocols, international agreements to which Nigeria is a party and Prudent Industry Standards. The Lessee shall not dump in the Port any substance other than rainwater without the Lessor's prior written consent.
- (c) *Environmental Impact Assessments.* In carrying out the Development Plan, the Lessee shall comply with all Applicable Laws relating to the environment, including laws and regulations requiring the preparation and approval of environmental impact assessments to the extent applicable. Upon submission of such environmental impact assessments to a Governmental Authority, the Lessee shall submit to the Lessor a copy of the same, as well as a copy of any response from such Governmental Authority regarding the same.
- (d) *Spill Containment Programs.* Within sixty (60) days after the Execution Date, the Lessee, in cooperation with the Lessor and the applicable Governmental Authorities, shall prepare and implement a contingency plan and a hazardous materials spill containment, removal and remediation plan for the Premises in accordance with Prudent Industry Standards and Applicable Law.
- (e) *Obligation to Notify.* In the event that pollution occurs that may affect the Premises, the Lessee shall:
 - (i) inform the Lessor immediately of the same;
 - (ii) take all reasonable measures required for detecting, cleaning and containing such pollution; and
 - (iii) provide the Lessor with frequent written updates on such measures being taken or remaining to be taken by the Lessee.
- (f) *Lessee Obligation to Remediate.* In the event that Waste Material is present in the waters or in or on the bottom of the Port after the Effective Date, which has originated from the Premises, then the Lessee shall take immediate action to contain, remove and/or remediate the same in accordance with Applicable Laws, international conventions, protocols, international agreements to which Nigeria is a party and Prudent Industry Standards.

- 7.4 Emergencies In the event of an environmental emergency emanating from the Premises and endangering life or property, the Lessee shall take such action as may be reasonable and necessary to prevent, avoid, or mitigate injury, damage, or loss and shall, as soon as possible, report any such incidents, including the Lessee's response thereto, to the Lessor. If the Lessee has not taken reasonable precautions for the safety of the public, its customers or the protection of the Lease Property, and such failure creates an environmental emergency requiring immediate action, then the Lessor, with or without notice to the Lessee may, but shall be under no obligation to,

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provide reasonable protection as required to address such emergency. The taking of any such action by the Lessor, or the Lessor's failure to take any action, shall not limit the Lessee's liability. The Lessee shall reimburse the Lessor for the performance of any such work or furnishing on the Lease Property of any such equipment in connection with any emergency in an amount equal to the reasonable costs incurred by the Lessor in such performance of work or furnishing of equipment.

- 7.5 Information; Communication Within one hundred and eighty (180) days after the Effective Date, the Lessee shall install a computerized information system for the recording of Import/ Export of Cargo within the Premises, and shall periodically update this system to provide computerized information related to Cargo delivery.
- 7.6 Dredging; Mooring The Lessee shall take such measures as shall be necessary in the Lessor's opinion to enable dredging and placing and removing of any mooring posts in the vicinity of the Premises, including without limitation allowing anchoring, mooring and dredging vessels to be installed, used and maintained by or on behalf of the Lessor in the shore strip of the Premises provided that such measures do not have an adverse effect on the performance of the Operations by the Lessee. The Lessee shall, at its own cost and expense, perform such work to the Lease Property as shall be necessary to avoid damages which could arise from such work to be performed by or on behalf of the Lessor. If, as a result of such work, the Lease Property is damaged, such damage shall be remedied at the Lessee's costs unless the same was attributable to the Lessor's or its contractors' negligence or wilful misconduct.
- 7.7 Lessee Ownership Structure The Lessee shall not cause or permit any Change of Control in the Lessee without the Lessor's prior written consent.
- 7.8 Taxes The Lessee shall pay any taxes, levies, duties, withholdings, or other fees levied by Governmental Authorities and are required by Applicable Law to be paid by the Lessee as a result of the performance of its obligations hereunder.
- 7.9 Licenses; Permits The Lessee shall obtain and keep in force all necessary licenses, permits and warranties which are necessary for the Lessee to fulfil its obligations hereunder, including without limitation, the performance of the Operations in accordance with this Agreement.
- 7.10 Non Compliance. In the event that the Lessee fails to comply with any of its obligations set out in this Article, then the Lessor may notify the Lessee of such failure and give the Lessee thirty (30) days notice in writing to rectify its failure. If the Lessee fails to rectify its failure the Lessor may fulfil such obligation for and on behalf of the Lessee at its own cost. The Lessor shall be entitled to recover such costs provided that computation of costs to be recovered shall be based on an acceptable quotation from one out of three bids submitted by reputable companies in such fields of operation and the scope, price and mode of payment shall be mutually agreed by both parties. If Parties fail to agree the computation of costs and this has an adverse effect upon the Lessee's ability to perform the Operations under this Agreement, then the matter shall be settled in accordance with the provisions of Article 16 (Governing Law; Dispute Resolution).



ARTICLE VIII

LESSOR'S COVENANTS

- 8.1 Cooperation The Lessor shall cooperate with the Lessee as reasonably necessary to enable the Lessee to perform its responsibilities under this Agreement, including provision by the Lessor of copies of drawings, plans, policies, papers, records, reports, data and other information directly related to the Premises or Port as reasonably necessary for the Lessee to perform the Operations and manage the Lease Property.
- 8.2 No Interference. The Lessor shall ensure that its personnel shall not delay or interfere with the performance of the obligations of the Lessee or with the Lessee's personnel in the execution of their duties.
- 8.3 Port Access The Lessor shall, at all times possible, keep the Port open to shipping so that the Premises may be accessible by sea and by land for use by the Lessee for the performance of its Operations.
- 8.4 Berth and navigational aids within the Premises. The Lessor shall be responsible for the maintenance of the Berths and the navigational aids within the Premises.
- 8.5 Port Services; Vessel Management.
- (a) *The Lessor*. The Lessor shall:
- (i) provide and maintain maritime approaches, canals, turning circles, breakwaters and navigation aids;
 - (ii) in accordance with Applicable Law, issue regulations and rules governing waterside safety within the Port;
 - (iii) provide pilotage, towage, berthing, unberthing and shifting of vessel services required by all vessels intending to call at the Premises:
- (A) in accordance with the schedule of the arrivals and the departures to be prepared pursuant to consultation between the Lessor and the Lessee; and
 - (B) in a timely and efficient manner either directly or through the licensing of competitive suppliers of such services provided that the Lessor shall at all times be responsible for the acts and/or omissions of those competitive suppliers licensed pursuant to this Sub Section; and
 - (C) at prices which shall not exceed the published tariffs of the Port at such time;

Failure to provide pilotage, towage, berthing, unberthing and shifting of vessel services in accordance with the provisions of Sub Section 8.5(a) so as to have a material adverse effect upon the performance of the Operations of the Lessee shall require the Parties to meet and discuss the reduction in the Throughput Fee to compensate the Lessee for any financial loss that the Lessee has incurred as a consequence of the Lessor's acts or omissions.

- (b) *The Lessee*. The Lessee shall at all times be solely responsible for the scheduling of the Berths on non discriminatory basis. The Lessee shall keep



the Lessor fully informed of the scheduling of the Berths and any amendments thereto.

- 8.6 Dredging. The Lessor shall be responsible for the dredging of the channel to the Port (including without limitation the face of the Berths at the Premises), either directly or through the licensing of competitive suppliers of such services. The Lessor shall, at all times, be solely responsible for the acts and/or omissions of those competitive suppliers licensed pursuant to this Section. The Lessor shall undertake dredging in accordance with the Dredging Plan with the intention of achieving and maintaining a depth of water at the Berths of the Premises of 7 meters below Low Low Water and the approach channel of at least 7 meters below Low Low Water in accordance with the Dredging Plan to be provided during the Transition Period, provided that interference with the performance of the Operations by the Lessee shall be kept to a minimum.
- 8.7 Waste Disposal. The Lessor shall arrange for the disposal of waste materials generated from vessels berthed at the Ports in accordance with Applicable Laws, international conventions, protocols, international agreements to which Nigeria is a party and Prudent Industry Standards.
- 8.8 Latent Defects. The Lessor shall remedy any Latent Defects which materially impair the Lessee's use of the Lease Property and the performance of its Operations.
- 8.9 Access to Premises. The Lessor shall ensure that at all times throughout the Term the Lessee, its employees, its customers and suppliers are provided with the road and rail access to the Premises in existence as of the Effective Date, subject to the security regulations governing access to the Port and other Applicable Laws.
- 8.10 Utilities Infrastructure; Rights of Way. The Lessor shall, throughout the Term, provide all infrastructures for the provision of the Utilities to the Premises necessary to equip, operate, maintain, manage and repair the Premises. The Lessor shall grant rights of way and easements through the Port outside the Premises for existing and future Utilities to the Premises. The Lessor shall not take any action which is detrimental to the efficient supply of such Utilities to the Lessee.
- 8.11 Utilities. The Lessor shall provide reasonable assistance to the Lessee in making its arrangements for the supply of the Utilities to the Premises.
- 8.12 Security. The Lessor shall be responsible for the general security of the Port outside the security fence of the Premises, security of all land and sea entrances to the Port and the provision and maintenance of the perimeter fencing on the boundaries of the Port.
- 8.13 Lessor Obligation to Remediate. In the event that Waste Material is present on the Premises or in the waters or in or on the bottom of the Port before the Effective Date, which the Lessee reports to the Lessor and which have originated from the Premises, or after the Effective Date which has not originated from the Premises (including but not limited to Waste Material originating from vessels calling at the Port) then the Lessor shall take immediate action to contain, remove and/or remediate the same in accordance with Applicable Laws, international conventions, protocols, international agreements to which Nigeria is a party and Prudent Industry Standards.
- 8.14 Licenses; Permits. The Lessor shall obtain and keep in force all necessary licenses, permits and warranties which are necessary for the Lessor to fulfil its obligations hereunder and shall provide reasonable assistance to the Lessee in its efforts to obtain and keep in force the licenses and permits required to be obtained or maintained by the Lessee under Section 7.9.



- 8.15 Taxes. The Lessor shall pay any taxes, levies, duties or other fees levied by Governmental Authorities and are required by Applicable Law to be paid by the Lessor as a result of the performance of its obligations hereunder.
- 8.16 Non Compliance. In the event that the Lessor fails to comply with any of its obligations set out in this Article, then the Lessee may notify the Lessor of such failure and give the Lessor thirty (30) days notice in writing to rectify its failure. If the Lessor fails to rectify its failure the Lessee may fulfil such obligation for and on behalf of the Lessor at its own cost. The Lessee shall be entitled to recover such costs provided that computation of costs to be recovered shall be based on an acceptable quotation from one out of three bids submitted by reputable companies in such fields of operation and the scope, price and mode of payment shall be mutually agreed by both parties. If Parties fail to agree the computation of costs and this has an adverse effect upon the Lessee's ability to perform the Operations under this Agreement, then the matter shall be settled in accordance with the provisions of Article 17 (Governing Law; Dispute Resolution).

ARTICLE IX

FORCE MAJEURE

- 9.1 Effect of Force Majeure. In the event that a Party can not perform its obligations hereunder due to an event of Force Majeure, such Party shall be excused from the performance of such obligations, and shall not be considered to have committed an Event of Default, from the date on which such event of Force Majeure has commenced and until a reasonable period of time after termination thereof. The Parties shall consult with each other in the event of Force Majeure and shall take all reasonable steps to minimize any losses resulting therefrom. The affected Party shall resume the performance of its obligations hereunder as soon as practicable after such event of Force Majeure has ceased.
- 9.2 Notice. The Party affected by the event of Force Majeure shall as soon as practicable provide written notice to the other Party and the Regulator of the occurrence of such event of Force Majeure. Such notice shall include a detailed description of the event of Force Majeure, an estimate of the duration of such event, the reasons for which such Party is unable to perform its obligations hereunder due to such event and a plan to mitigate and remedy such event, if possible. Such Party shall provide the other Party with regular updates of the foregoing information.
- 9.3 Satisfactory Solution. If an event of Force Majeure continues for longer than three (3) months, the Lessee and the Lessor shall enter into discussions in order to agree on a mutually satisfactory solution. If the Parties fail to reach a mutually satisfactory solution within thirty (30) days of the commencement of discussions, the provisions of Article 16 shall apply.
- 9.4 Termination. Notwithstanding the provisions of Section 9.3, if the Lessee is unable to perform the Operations or otherwise substantially perform its obligations under this Agreement as a result of an Event of Force Majeure for a period exceeding six (6) months or the Lessee notifies the Lessor prior to the expiry of the six (6) months period that performance under this Agreement is not viable then either Party may terminate this Agreement by the issuance of a Termination Notice.



ARTICLE X

DOCUMENTATION AND AUDITS

10.1 Records and Reports

- (a) *Maintenance of Books and Records.* The Lessee shall prepare and maintain registers, books, records and other means of recording information in the quality and quantity required for facilitating efficient management and supervision of the Lease Property, for providing information to the Lessor, and for informing the public and its customers of the quality and performance of its Operations.
- (b) *Accounting.* The Lessee shall maintain suitable and complete accounting and non-accounting records that summarize technical, commercial, financial and personnel information, including records relating to ship and shore services. All such information shall be retained in a form that shall permit regular audits. Financial records and accounts shall be maintained in accordance with applicable international generally accepted accounting principles as agreed to by the Lessor. Technical records (including without limitation engineering designs and drawings) shall be maintained in accordance with Prudent Industry Standards.
- (c) *Lease Property.* Beginning on the Effective Date, the Lessee shall prepare and maintain current records of the Lease Property in sufficient detail as required by the Lessor, to provide a full understanding of the location and state of the Lease Property. Such records shall be comprised of physical drawings, databases and calculation sheets along with historical records relating to their constitution, repairs, and maintenance, including all works carried out as replacements, rehabilitation and maintenance. Physical plans for buildings shall clearly identify and describe the as built profiles.
- (d) *Copies of Records.* The Lessee shall provide the Lessor and the Regulator with copies of the foregoing records as requested by the Lessor on a quarterly basis.
- (e) *Disclosure.* A Party shall obtain the written approval of the other Party prior to disclosing any confidential information related to this Agreement, the Lease Property or the Operations to the public.
- (f) *Other Information.* The Lessee shall provide to the Lessor any other information as the Lessor may reasonably require, including without limitation:
 - (i) accurate statistics on the quantity, types and weights of Cargo handled in the Premises;
 - (ii) accurate statistics on the numbers and types of ships, wagons or road trucks loaded or unloaded in the Premises;
 - (iii) average ship turn around time, cargo dwell time, truck loading/unloading time;
 - (iv) accurate details of the claims received and payments made in relation to cargo damage;

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- (v) immediate notification of accidents within the Premises causing death or serious injury;
- (vi) immediate notification of incidents causing oil pollution or other forms of environmental damage;
- (vii) industrial relations;
- (viii) public complaints;
- (ix) notification of additions to and disposals of mechanical equipment and other significant assets; and
- (x) accurate statistics on the availability for use of major items of mechanical equipment such as gantry cranes and front-end loaders.

10.2 Audits Within ninety (90) days following the Effective Date, the Lessee shall, at its own cost and expense, select and contract an independent external financial auditor to perform a statutory audit. The Lessor may appoint, at its own cost and expense, an independent auditor to undertake the duties of an external auditor including without limitation:

- (a) verification of Operations standards and quality;
- (b) review of the performance of any statutory or contractual obligation of the Lessee; and
- (c) verification of financial records of the Lessee.

10.3 Annual Report The Lessee shall prepare an annual report which shall include, at a minimum, the following technical and financial information:

- (a) any circumstances having an impact on the financial obligations of the Lessee under this Agreement;
- (b) volume of traffic passing through the Premises;
- (c) number of vessels, inward/outward Cargo and Cargo stored;
- (d) numbers and categories of customers, of personnel employed, levels of Operations, performance and Operations quality compliance;
- (e) renovation works and repairs carried out or to be carried out;
- (f) exceptional events such as pollution incidents, strikes, etc.;
- (g) Emergencies;
- (h) measures, if any, taken by the Lessee during the applicable year with respect to its obligations hereunder related to the protection and preservation of the environment;
- (i) the Operations performed during the applicable year; and
- (j) an audited set of accounts prepared in accordance with generally accepted international accounting principles and practices



(k) Updated Asset Register (Appendix K)

(the "Annual Report"). The Lessee shall submit to the Lessor and the Regulator the Annual Report within one hundred twenty (120) days after the end of each year during the Term (or such earlier date as required under Applicable Law). The Parties shall agree upon the format of the Annual Report. The Lessee shall provide any clarification of the Annual Report requested by the Lessor and the Regulator.

10.4 Planning and Investment Report The Lessee shall prepare a planning and investment report which shall include, at a minimum, the following information:

- (a) detailed five (5) year capital program which identifies areas for expansion of the Operations;
- (b) proposals for improving Operations levels;
- (c) human resource proposals; and
- (d) a benchmarking of all of the foregoing

("Planning and Investment Report"). The Lessee shall submit to the Lessor and the Regulator the first Planning and Investment Report within one hundred twenty (120) days after the Effective Date. On or prior to the fifth (5th) anniversary of such date and each five (5) years thereafter, the Lessee shall submit to the Lessor and the Regulator the Planning and Investment Report, which includes the information, described above for such period. The Parties shall agree upon the format of the Planning and Investment Report. The Lessee shall provide any clarification of the Planning and Investment Report requested by the Lessor

10.5 Quarterly Traffic Report The Lessee shall prepare a quarterly traffic report which shall include, at a minimum, the following information:

- (a) volume of traffic passing through the Premises; and
- (b) number of vessels, inward/outward Cargo and Cargo stored

("Quarterly Traffic Report"). The Lessee shall submit to the Lessor and the Regulator the Quarterly Traffic Report within thirty (30) days after the end of each quarter of each year during the Term. The Parties shall agree upon the format of the Quarterly Traffic Report. The Lessee shall provide any clarification of the Quarterly Traffic Report requested by the Lessor and the Regulator.

ARTICLE XI

REPRESENTATIONS AND WARRANTIES

11.1 Lessee Representations and Warranties. The Lessee represents and warrants on the Execution Date and throughout the Term that:

- (a) The Lessee is:
 - (i) a private company limited by shares incorporated and registered in Nigeria under the Companies and Allied Matters Act 1990 with registration number RC 664985
- (b) It is not in violation of any Applicable Law or judgment entered by any Governmental Authority, which violations, individually or in the aggregate,



would affect its performance of any obligations under this Agreement. There are no legal or arbitration proceedings or any proceeding by or before any Governmental Authority, now pending or (to the best knowledge of the Lessee) threatened against the Lessee that, if adversely determined, could reasonably be expected to have an adverse effect on the financial condition, operations, prospects or business, as a whole, of the Lessee, or its ability to perform under this Agreement.

- (c) Neither the execution and delivery of this Agreement, nor the compliance with the terms and provisions hereof will conflict with or result in a breach of, or require any consent under, the charter or by-laws of the Lessee, or any Applicable Law or regulation, or any order, writ, injunction or decree of any court, or any agreement or instrument to which the Lessee is a party or by which it is bound or to which it is subject, or constitute a default under any such agreement or instrument.
- (d) It has all necessary power and authority to execute, deliver and perform its obligations under this Agreement; the execution, delivery and performance by the Lessee of this Agreement has been duly authorized by all necessary action on its part; and this Agreement has been duly and validly executed and delivered by the Lessee and constitutes a legal, valid and binding obligation of the Lessee enforceable in accordance with its terms.
- (e) It is financially solvent, able to pay all debts as they mature and possesses sufficient working capital to perform its obligations hereunder.
- (f) It has:
 - (i) carefully examined this Agreement, together with all Appendices attached hereto, thoroughly and become familiar with all their respective terms and provisions;
 - (ii) Investigated to its satisfaction all Applicable Laws and it can perform its obligations hereunder in accordance therewith;
 - (iii) the experience, resources, qualifications, and capabilities to perform its obligations hereunder; and
 - (iv) made all investigations and inspections that it deems necessary to perform its obligations hereunder, including without limitation investigations and inspections of the Lease Property limited to visible ascertainable condition.

11.2 Lessor Representations and Warranties. The Lessor represents and warrants on the Execution Date and throughout the Term that:

- (a) It is a public authority duly constituted and validly existing under the laws of Nigeria and is authorized and qualified to do business in Nigeria.
- (b) It is not in violation of any Applicable Law or judgment entered by any Governmental Authority, which violations, individually or in the aggregate, would affect its performance of any obligations under this Agreement. There are no legal or arbitration proceedings or any proceeding by or before any Governmental Authority, now pending or (to the best knowledge of the Lessor) threatened against the Lessor that, if adversely determined, could reasonably be expected to have an adverse effect on the financial condition, operations,



prospects or business, as a whole, of the Lessor, or its ability to perform under this Agreement.

- (c) Neither the execution and delivery of this Agreement, nor the compliance with the terms and provisions hereof will conflict with or result in a breach of, or require any consent under the Act, or any other Applicable Law or regulation, or any order, writ, injunction or decree of any court, or any agreement or instrument to which the Lessor is a party or by which it is bound or to which it is subject, or constitute a default under any such agreement or instrument.
- (d) It has all necessary power and authority to execute, deliver and perform its obligations under this Agreement; the execution, delivery and performance by the Lessor of this Agreement has been duly authorized by all necessary action on its part; and this Agreement has been duly and validly executed and delivered by the Lessor and constitutes a legal, valid and binding obligation of the Lessor enforceable in accordance with its terms.
- (e) It has obtained all approvals, consents and authorizations that are required from any Governmental Authority under Applicable Law to consummate the transactions contemplated herein, including without limitation, the Operations Rates provided in Section A of Appendix H.
- (f) It has good title to the Lease Property and full legal right and power to transfer and deliver such Lease property to the Lessee in the manner contemplated by this Agreement. Upon delivery of such Lease Property against payment therefor pursuant to the terms of this Agreement, the Lessee shall receive good title thereto with vacant possession, free and clear of all liens, other than the obligation to obtain any required authorizations or consents by a Governmental Authority in connection with the transfer of any such Lease Property.

ARTICLE XII

DEFAULT

12.1 Lessee Event of Default Except if resulting from a Lessor Event of Default or Force Majeure, each of the following events shall be considered to constitute a "Lessee Event of Default":

- (a) The Lessee becomes insolvent, or, makes an arrangement for the benefit of its creditors, petitions or applies to any court or tribunal and such court or tribunal makes an order for the appointment of a receiver or a trustee for itself or any part of its property, or commences or has commenced against it any legal proceedings for its reorganization, readjustment of debt, dissolution or liquidation and an order is made in respect thereof by a court of competent jurisdiction.
- (b) Other than as a consequence of an Interruption, the Lessee fails to perform the Operations for fourteen (14) consecutive days in an Operating Year or sixty (60) non consecutive days in an Operating Year. Where the Lessee fails to perform the Operations after fourteen (14) consecutive days the Lessor shall have the right to intervene and divert traffic to other terminals for a period of seven (7) days. In such an instance, the Lessor shall not be entitled to claim that there has been an Event of Default by the Lessee until the expiry of the further seven (7) day period where the traffic has been diverted to other terminals.



(c) Subject to Section 17.5, the Lessee fails to pay any amounts due in accordance with this Agreement.

(d) The Lessee commits a breach of a material provision of this Agreement.

12.2 Lessor Event of Default Except if resulting from a Lessee Event of Default or Force Majeure, each of the following events shall be considered to constitute a "Lessor Event of Default":

(a) The Lessor becomes insolvent or makes an arrangement for the benefit of its creditors, petitions or applies to any court or tribunal for the appointment of a receiver or a trustee for itself or any part of its property, or commences or has commenced against it any legal proceedings for its reorganization, readjustment of debt, dissolution or liquidation.

(b) The Lease Property (in whole or in part) is expropriated, compulsorily acquired or nationalized by a Governmental Authority.

(c) There is a Change in Law.

(d) Subject to Section 17.5, the Lessor fails to pay any amounts due in accordance with this Agreement.

(e) The Lessor commits a breach of a material provision of this Agreement.

12.3 Consequences of Default

(a) *Insolvency.* Upon an Event of Default described in Section 12.1(a) or 12.2(a), the Party that is not in default may immediately serve a Termination Notice.

(b) *Expropriation and Change in Law.* Upon a Lessor Event of Default described in Section 12.2(b), or Section 12.2(c), the Lessee may immediately serve a Termination Notice.

(c) *Other Events of Default.* Upon an Event of Default described in Section 12.1(b), (c), (d) or (e) or 12.2(d) or (e), the Party that is not in default (the "Non-Defaulting Party") shall deliver to the Party which is in default (the "Defaulting Party"), a written notice describing the alleged Event of Default and granting not less than fifteen (15) days for the Defaulting Party to deliver a written response to the Non-Defaulting Party. If the Defaulting Party fails to respond to the Non-Defaulting Party within such fifteen (15) day period, then the Non-Defaulting Party may serve a Termination Notice. If, however, the Defaulting Party does respond to the Non-Defaulting Party, then, within such fifteen (15) day period of the Non-Defaulting Party's receipt of such written response, the Non-Defaulting Party shall deliver to the Defaulting Party a written notice stating whether there is such an Event of Default, and if so, granting the Defaulting Party at least thirty (30) days to commence and continue the remedy of such Event of Default. If such time period expires and the Defaulting Party has not commenced the remedy of the Event of Default, the Non-Defaulting Party may serve a Termination Notice.

ARTICLE XIII

TERMINATION.

13.1 Termination. This Agreement may be terminated in any of the following ways:



- (a) the expiry of the Term;
- (b) upon the occurrence of an Event of Default in accordance with Article 12.3(c);
- (c) upon the occurrence of an event of Force Majeure in accordance with Article 9.4

13.2 Rights accruing. Any such termination shall be without prejudice to the accrued rights and liabilities of the Parties in respect hereof as at the date of such termination or which may thereafter accrue in respect of any act or omission prior to such termination and shall be without prejudice to any provisions of this Agreement which are expressed to remain in force thereafter.

13.3 Continuity of Operations. The Lessee shall ensure smooth continuation and provision of the Operations throughout the Termination Period. The Parties agree to minimize disruption of the Operations performed by the Lessee.

13.5 Compensation. The Parties shall pay to one another compensation due and payable in accordance with the provisions of Article 15.

ARTICLE XIV

COMPENSATION

14.1 Compensation upon Force Majeure. The Parties shall bear their respective costs and neither Party shall be required to pay to the other party any costs arising out of an event of Force Majeure.

14.2 Compensation on termination due to Lessee Event of Default. If the termination is due to a Lessee Event of Default, the Lessee shall:

- (a) pay to the Lessor any and all actual costs, expenses, charges, and/or penalties incurred or sustained by the Lessor as a consequence of such termination; and
- (b) an aggregate amount equivalent to the Lease fees payable by the Lessee for two years following the Lessee Event of Default if such default occurs within two years from the Effective Date.

14.3 Termination due to Lessor Event of Default. The compensation payable by the Lessor shall be the aggregate of:

- (a) any and all actual costs, expenses, charges, and/or penalties incurred or sustained by the Lessee as a consequence of such termination; and
- (b) the commencement fee, in the event that there is termination due to a Lessor Event of Default in the first Operating Year,

14.4 Compensation upon expiry of the Term The Parties shall bear their respective costs upon expiry of the Term.

14.5 Delayed Payment. If for any reason, other than those attributable to the other Party, a Party fails to pay the payments that it is required to make in accordance with this Article 15 on the Termination Date, the defaulting Party shall be liable to pay interest at a rate of LIBOR plus five per cent (5%) compounded monthly.

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- 14.6 Remedies Cumulative. The exercise of the right to terminate this Agreement by either Party shall not preclude such Party from availing of other rights or remedies that may be available to it under law. All remedies available to the Parties shall be cumulative and the exercise or failure thereof of one or more remedies by any Party shall not limit or preclude the exercise of or constitute a waiver of any remedies by such Party.

ARTICLE XV

INDEMNITIES; LIABILITIES.

- 15.1 Lessee Indemnity The Lessee shall indemnify, defend, and hold harmless the Lessor, from and against any and all liabilities, losses, expenses, and claims for personal injury or property damage or any penalties or fines imposed on the Lessor excluding consequential damages that arise from or out of the Lessee's negligent acts or omissions in the performance of its obligations hereunder. Without limitation to the foregoing, the Lessee shall indemnify and keep indemnified the Lessor for any breach by the Lessee of any of the terms, representations and warranties contained herein excluding consequential damages.
- 15.2 Lessor Indemnity The Lessor shall indemnify, defend, and hold harmless the Lessee, from and against any and all liabilities, losses, expenses, and claims for personal injury or property damage or any penalties or fines imposed excluding consequential damages that arise from or out of the Lessor's negligent acts or omissions in the performance of its obligations hereunder. Without limitation to the foregoing, the Lessor shall indemnify and keep indemnified the Lessee for a breach of any of the terms, representations and warranties contained herein excluding consequential damages.

ARTICLE XVI

GOVERNING LAW; DISPUTE RESOLUTION.

- 16.1 Governing Law This Agreement shall be governed by, construed and enforced in accordance with the laws of Nigeria.
- 16.2 Disputes Any dispute, controversy or claim arising out of or in relation to or in connection with this Agreement and the activities carried out hereunder, including without limitation any dispute as to the construction, validity, interpretation, enforceability or breach of this Agreement (each a "Dispute"), shall be exclusively and finally settled pursuant to the dispute resolution process described in this Article.
- 16.3 Mutual Consultation If either Party believes that a Dispute exists, it may deliver a notice to the other Party requesting that the Dispute be referred to the senior management of the Parties. Any such notice shall include the names of the senior management of the Party nominated to attempt to resolve the Dispute, and a schedule of their availability during the twenty one (21) day period following the date of the notice. Within seven (7) days after receipt of a notice pursuant to the preceding sentence, the other Party shall provide a notice to the requesting Party indicating the names of the senior management of the Party nominated to attempt to resolve the Dispute, and a schedule of their availability during the remainder of the twenty one (21) day period following the date of the notice. During the remainder of such period following delivery of the notice, the nominated members of the senior management of the Parties shall meet as frequently as possible, and shall attempt in good faith to use best efforts to resolve the Dispute.

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- 16.4 Assistance of Expert. The Parties may, in appropriate cases agree to refer the matter to an Expert. The Parties shall agree on the period within which the Expert shall conclude the assignment. The cost of using the Expert shall be shared equally. Where either Party disagrees with the opinion of the Expert, the dispute may be referred to arbitration.
- 16.5 Arbitration If the Parties cannot resolve the Dispute in accordance with the procedure specified in Section 16.3, then any Party may submit such Dispute to arbitration by notice to the other Party. Such arbitration shall be governed by the Rules of Arbitration of the International Chamber of Commerce, as in effect on the date of such notice. The arbitral tribunal shall consist of three (3) arbitrators. The Party initiating the arbitration shall provide written notice to the other Party of the arbitrator that it nominates. Within fourteen (14) Days of the receipt of such notice, the other Party shall provide to the initiating party a written notice identifying the name of the second nominated arbitrator, with the understanding that if such nomination is not made within such fourteen (14) Day period, then the International Court of Arbitration of the International Chamber of Commerce (the "ICC Court") shall make such appointment. Within fourteen (14) Days of the date of the appointment of the second arbitrator, the two arbitrators shall appoint the third arbitrator, with the understanding that if the two arbitrators are not able to agree on third arbitrator within such ten (10) Day period, then the third arbitrator shall be appointed by the ICC Court. All three of the arbitrators shall be experienced in the port industry as well as contracts of a similar nature to this Agreement, and all three individuals shall also be proficient in the written and spoken forms of the English language. The arbitration proceedings shall be conducted and all related communications shall be in the English language. Any decision of the arbitral tribunal shall be final and binding upon the Parties. The Parties hereby waive, to the extent permitted by Applicable Law, any right to appeal or to review of such an award by any court or tribunal. Any award of the arbitral tribunal may be entered in any court having jurisdiction for purposes of enforcement. The arbitral tribunal shall presumptively award legal fees and arbitral costs to the winning party, but the arbitral tribunal shall retain the right to make such other equitable allocation with regard to such fees and costs as it may determine.
- 16.6 Place of Arbitration The place of arbitration shall be London or any other place mutually agreed by the Parties.
- 16.7 English Language. The request for arbitration, the answer to the request, the terms of reference, any written submissions, any orders and rulings shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings.
- 16.8 Performance During Arbitration Pending the submission of and/or decision on a dispute, difference or claim or until the arbitral award is published, the Parties shall continue to perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.
- 16.9 Waiver of Sovereign Immunity The Lessor hereby irrevocably and unconditionally agrees that, to the extent that it, or any of its assets has or may hereafter acquire any right of immunity, whether characterized as sovereign immunity or otherwise, from any legal proceedings, whether in Nigeria or elsewhere, to enforce any liability or obligation related to or arising from this Agreement, including, without limitation, immunity from service of process, immunity from jurisdiction or judgment of any court or tribunal, immunity from execution of a judgment, and immunity of any of its property from attachment prior to any entry of judgment, or from attachment in aid of execution upon a judgment, it hereby expressly and irrevocably waives any such immunity, to the extent permitted by Applicable Law, and agrees not to assert any such right or claim in any such proceedings, whether in Nigeria or elsewhere.



ARTICLE XVII

MISCELLANEOUS.

- 17.1 BPE. BPE has agreed to sign this Agreement in its capacity as a confirming party acting as Secretariat of NCP. By execution of this Agreement, BPE confirms that this Agreement is made in compliance with the Port Reform and Modernization Strategy in order to increase the Port's efficiency and reduce the costs to users and the FGN.
- 17.2 Amendments No change, amendment, or modification of this Agreement shall be valid or binding upon the Parties hereto unless such change, amendment, or modification shall be in writing and duly executed by the Parties hereto.
- 17.3 Assignment This Agreement may be assigned to other parties only upon the prior written consent of the non-assigning Party hereto, except that the Lessor may assign this Agreement in whole to any Governmental Authority. When duly assigned in accordance with the foregoing, this Agreement shall be binding upon and shall inure to the benefit of the assignee; any assignment not in accordance with the provisions of this Section shall be void and without force or effect.
- 17.4 Sub-Contracting The Parties may engage any contractor or sub-contractor possessing the requisite skill, expertise and capability to perform some, but not all, of its obligations under this Agreement provided that the Party engaging the sub-contractor shall, at all times, be solely responsible for the action and omissions of that sub-contractor and provided also that the Lessee shall not subcontract any of its core terminal Operations without a prior written consent of the Lessor.
- 17.5 Offsetting. If an obligation has arisen upon one Party (the "Debtor") to pay the other Party (the "Creditor") in accordance with the terms of this Agreement and the Debtor has defaulted in payment of the amount due, the Creditor may, by mutual consent of the Parties, offset the payment due from the Debtor against any future payments that the Creditor is required to make to the Debtor pursuant to the terms of this Agreement. Such mutual consent shall be reached within forty five days (45) after the initial notice by the Creditor to the Debtor.
- 17.6 Survival All rights accrued prior to the termination of this Agreement shall survive its termination.
- 17.7 Entire Agreement The terms and provisions contained in this Agreement (including the Appendices) constitute the entire agreement between the Parties with respect to the subject matter hereof.
- 17.8 Notices Any notice, request, document, or other communication required or permitted under this Agreement may be given in any manner provided herein to the address or number provided below and shall be deemed effective as indicated:
- (a) if in writing and delivered in person or by courier, on the date it is delivered;
 - (b) if sent by electronic or facsimile transmission, on the date that the sender receives written confirmation of such receipt by the recipient, provided that a copy is sent in accordance with Section (a) above; or
 - (c) if sent by certified or registered mail (airmail, if overseas) or the equivalent (return receipt requested), on the date that mail is delivered; unless the date of such delivery or receipt, as applicable, is not a business day in the place of



such delivery or receipt, or such communication is delivered or received, as applicable, after the close of business on a business day in the place of such delivery or receipt, in which case such communication shall be deemed given and effective on the next business day in the place of such delivery or receipt following such day. Notices shall be given as follows:

(i) For the Lessor:

The Nigerian Ports Authority
26/28 Marina, Lagos, Nigeria
Attention: The Managing Director
Telephone: +234 (01) 263 1574
Facsimile: +234 (01) 2630306

(ii) For BPE:

The Bureau of Public Enterprises
1, Osun Crescent, Maitama District
PMB 442, Garki – Abuja, Nigeria
Attention: The Director General
Telephone: +234 (09) 413 4670
Facsimile: +234 (09) 413 4672

(iii) For the Lessee:

Name: Julius Berger Services Nigeria Ltd
Attention: The General Manager
Telephone: 09 611 0000; 09 523 3067-69
Facsimile: 09 611 4041-43

17.9 Confidentiality Each Party agrees to hold in confidence during the Term and for a period of five (5) years following the termination of this Agreement, any information supplied to such Party (the "Receiving Party") by the other Party (the "Disclosing Party") and related to the Lease Property, the Movable Assets, the Operations or this Agreement. The Receiving Party shall be entitled to disclose such information to its officers, directors, employees, external advisors and/or agents who have a need to know in order to assist the Receiving Party in the performance of its obligations hereunder; provided that the Receiving Party shall be responsible for ensuring that all such persons keep such information confidential. The provisions of this Section shall not apply to information within any one of the following categories or any combination thereof:

- (a) information that was in the public domain prior to the Receiving Party's receipt thereof from the Disclosing Party or that subsequently becomes part of the public domain by publication or otherwise except by the Receiving Party's wrongful act;
- (b) information that the Receiving Party can show was lawfully in its possession prior to receipt thereof from the Disclosing Party through no breach of any confidentiality obligation; or
- (c) information received by the Receiving Party from a third party having no obligation of secrecy with respect thereto. It shall not be a breach of the obligation of confidentiality contained herein if the Receiving Party discloses such confidential information as required by Applicable Law.



- 17.10 No Waiver Any failure of any Party to enforce any of the provisions of this Agreement or to require compliance with any of its terms at any time during the term of this Agreement shall in no way affect the validity of this Agreement, or any part hereof, and shall not be deemed a waiver of the right of such Party thereafter to enforce any and each such provision.
- 17.11 Severability The invalidity of one or more phrases, sentences, clauses, sections or articles contained in this Agreement shall not affect the validity of the remaining portions of this Agreement so long as the material purposes of this Agreement can be determined and effectuated.
- 17.12 Further Assurances The Parties agree to provide such information, execute and deliver any such instruments and documents and to take such other actions as may be necessary or reasonably requested by the other Party that are not inconsistent with the provisions of this Agreement and that do not involve the assumptions of obligations other than those provided for in this Agreement, in order to give full effect to this Agreement and to carry out the intent of this Agreement.
- 17.13 Lessee Compliance with Laws; Officials Not to Benefit The Lessee shall comply with all laws applicable to its performance under this Agreement including those dealing with improper or illegal payment, gifts or gratuities. In any event, the Lessee represents and warrants that it has not paid, promised to pay or authorized the payment of, and agrees that it shall not pay, promise to pay or authorize the payment of, any money or anything of value, directly or indirectly to any person (whether a government official or private individual) for the purpose of or where there is a likelihood of illegally or improperly inducing any official or political party or official thereof in obtaining or retaining business, or to take any other action favourable to the Lease Property, the Movable Assets, the Operations, the Lessor, the Lessee, or third party thereto.
- 17.14 Lessor Compliance with Laws; Officials Not to Benefit. The Lessor shall comply with all laws applicable to its performance under this Agreement including those dealing with improper or illegal payment, gifts or gratuities. In any event, the Lessor represents and warrants that it has not received, arranged or agreed to receive, and agrees that it shall not receive, arrange to receive or agree to receive payment of any money or anything of value, directly or indirectly by any person for the purpose of or where there is a likelihood of illegally or improperly inducing any official or political party or official thereof in obtaining or retaining business, or to take any other action favourable to the Lease Property, the Movable Assets, the Operations, the Lessor, the Lessee, or third party thereto.
- 17.15 Transition Period. Transitional period shall be the period between the Execution Date and the Effective date, not exceeding thirty (30) days from the Execution date.




IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THEIR RESPECTIVE COMMON SEALS TO BE AFFIXED HERETO AS OF THE DAY AND YEAR FIRST ABOVE WRITTEN.


**THE COMMON SEAL OF THE WITHIN NAMED LESSOR
THE NIGERIAN PORTS AUTHORITY**

was hereto affixed
In the presence of:

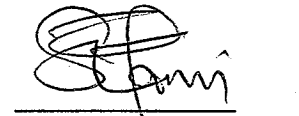
(seal)



Hon. Min. of Transport
Chairman



Adebayo B. Sarumi
Managing Director



Sotonye Inyeinengi Etomi
Secretary

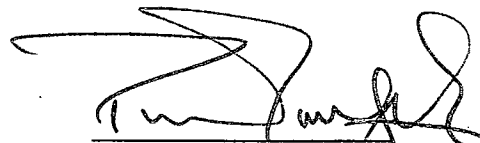
**THE COMMON SEAL OF THE BUREAU OF PUBLIC ENTERPRISES
THE WITHIN NAMED CONFIRMING PARTY**

was hereto affixed
In the presence of:

(seal)



Mrs. Irene N. Chigbue
Director General

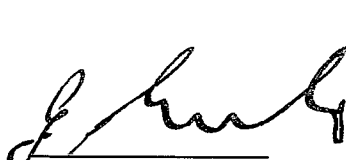


Dr. Paul. O. Idornigie
General Counsel

**THE COMMON SEAL OF THE WITHIN NAMED LESSEE
JULIUS BERGER SERVICES NIGERIA LTD**

was hereto affixed
In the presence of:

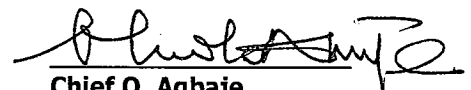
(seal)



Mr. George Marks
Director



Mr. Hans Christ
Director



Chief O. Agbaje
Secretary

ADDRESS

AREA = 8.39Ha

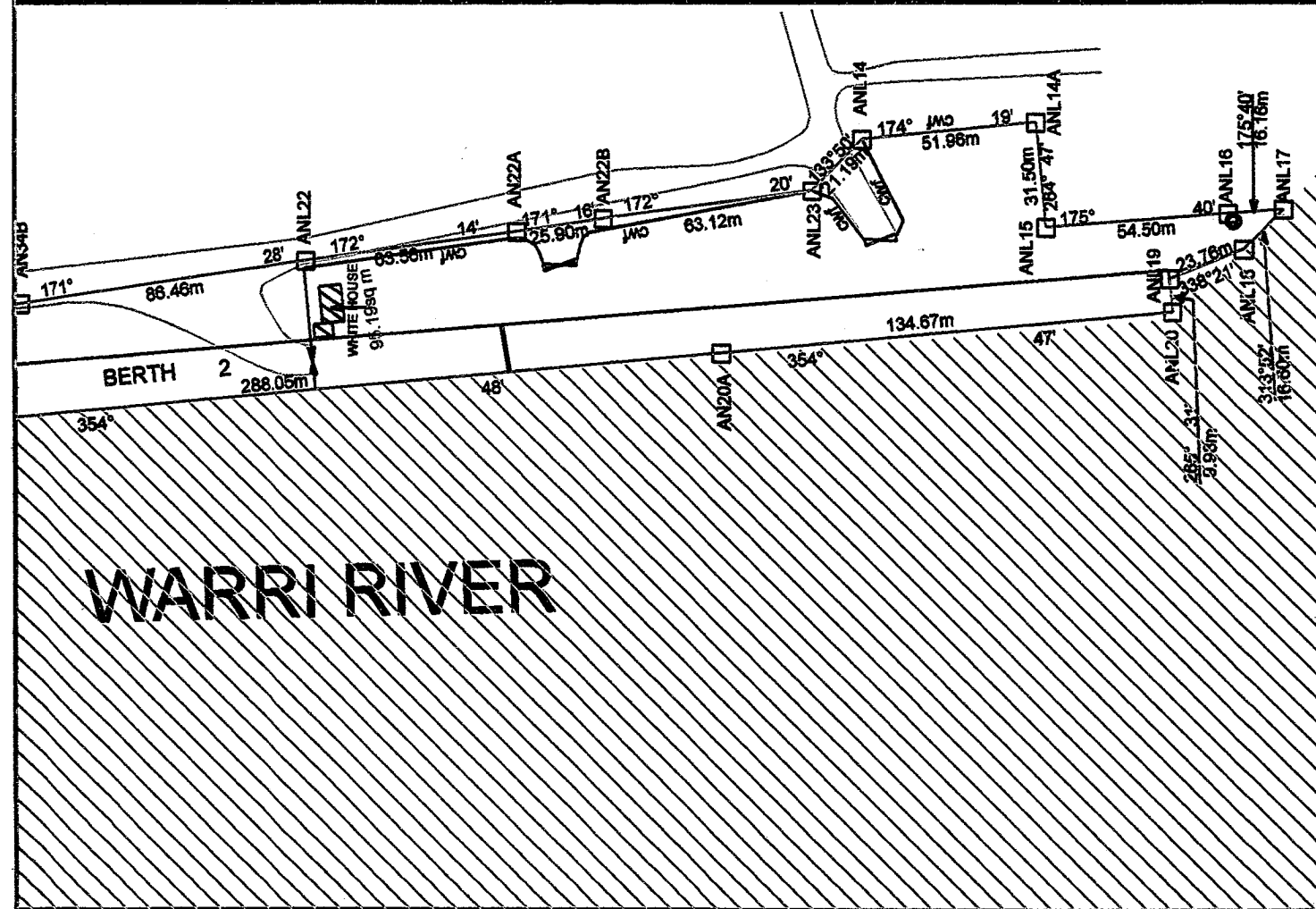
PLAN NO. AIA/DS40/2006

2021.

SURV. ANGUS I ADIMORA.BSc.(HONS) MNIS
REGISTERED SURVEYOR

SCALE: 1:2000

**PLAN SHEWING LANDED PROPERTY
OF
NIGERIAN PORTS AUTHORITY
CONCESSIONED TO
JULIUS BERGER NIG. PLC
AT
OLD PORT, WARRI
DELTA STATE**





Appendix A
PREMISES

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APPENDIX B
FIXED ASSETS

S/NO	DESCRIPTION	AREA M2	REMARKS
1.	GATE HOUSE	17.85	
2.	OFFICE	556.74	
3.	SHED	232.916	
4.	STORE I	311.16	
5.	STORE II	309.48	
6.	CUSTOM/OFFICE	101.8	
7.	ELECTRICAL/MECHANICAL WORKSHOP	2182.01	
8.	GENERATOR HOUSE	134.82	
9.	CAR WORKSHOP/ OFFICES	2662.744	
10.	CARPORT	121.00	
11.	WELDER'S	156.63	
12.	SLIPWAY OFFICE/SLIPWAY WINCH	120.015	
13.	GATEHOUSE 2	36.76	
14.	SECURITY BLOCK	56.54	
15.	PUMP STATION	37.37	
16.	WHITE HOUSE	95.19	
17.	QUAY APRON		
18.	FILLING STATION		
19.	WEIGH BRIDGE		

N/B

The values of the fixed assets will be made available after they have been determined in due course.

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Appendix C
DEVELOPMENT PLAN

Development Plan:- Improvement and Rehabilitation

Year	Type of Civil Works	Type of Investment (e.g. Improvement or Rehabilitation)	Total Cost (US\$)
2006	Siteclearing	Bush clearing between workshop and existing jetty, approxi.800sqm	96.000,00
2006	Siteclearing	Demolishing of existing poor buildings, approxi. 2000sqm GFA	48.000,00
2006	Plumbing Work	Fire fitting hydrants and pipes	25.600,00
2006	Structural-, Finishing Work	Rehabilitation of Fence walls and gates, approxi. 2300m	184.000,00
2006	Electrical Installations	Installation of security lights and CCTV Sytem along fence walls	195.500,00
2006	Structural-, Finishing Work	Rehabilitation of the existing Warehouse, 1650sqm GFA	412.500,00
2006		New Office Building for authorities at jetty, 100sqm GFA	180.000,00
2006		New washing and toilet facilities	270.000,00
2007	Pile and Concrete Work	Construction of a new Jetty between workshop and existing jetty, approx. 100m	400.000,00
2007		Rehabilitation of 25 m existng sheet pile wall including new anchoring	75.000,00
2007	Metal Works	Crane rails incl. Bearing construction, ship hooks, railings + steel ladders	128.000,00
2007	Structural-, Finishing Work	Rehabilitation of existing Buildings, approxi. 2000sqm GFA	360.000,00
2007		New Office Building for authorities in yard, 100sqm GFA	180.000,00
2007		Store/Office Building for lashing in yard, approxi. 200sqm GFA	360.000,00
2007		Water storage facilities	180.000,00
2007		Sewage treatment facilities	180.000,00
2008	Demolition Concrete Work +	Rehabilitation of 256m existing Jetty	512.000,00
2008	Road Work	Rehabilitation of the existing access road, 400m long and 11m wide	132.000,00
2008	Structural-, Finishing Work	New storage facilities for oil/grease	300.000,00
2008		Office and staff building in the yard, appr. 200sqm GFA	360.000,00
2008		Rehabilitation of filling station	80.000,00
		Grand Total	4.658.600,00



Development Plan:- Equipment Investments

Year	Type of Equipment	Capacity	Pieces	Unit Cost (US\$)	Total Cost (US\$)
2006	Container Forklift	40 to	2	200.889	401.778
2006	Mobile Crane	60 to	1	742.956	742.956
2006	Heavy Duty shore crane		1	957.581	957.581
2006	People Trailer / Buses		2	153.621	307.242
2006	Generator Set	500 KVA	1	196.465	196.465
2006	Different vehicles				874.469
2007	Different vehicles				2.767
2008	Different vehicles				-
2009	Different vehicles				318.543
2010	Different vehicles				1.361.030
2011	Different vehicles				461.633
2012	Different vehicles				2.075.003
2013	Different vehicles				657.903
2014	Different vehicles				127.272
2015	Different vehicles				-
2016	Different vehicles				692.663
2017	Different vehicles				293.730
2018	Different vehicles				398.278
2019	Different vehicles				16.171
2020	Different vehicles				74.702
2021	Different vehicles				751.093
2022	Different vehicles				1.566.332
2023	Different vehicles				23.972
2024	Different vehicles				284.867
2025	Different vehicles				736.862
Total Investment throughout Period of Lease					13.323.313



Appendix D
OPERATIONS

A. OPERATIONS

During the Term, the Lessee shall perform the following Operations on the Premises, utilizing the Fixed Assets and such other assets to be added to the Lease Property :

1. the handling and delivery services for the cargoes contained therein, including without limitation stevedoring (loading and offloading) of vessels, transporting, sorting, storage and the procurement, operation and maintenance of equipment for the foregoing;
2. the repair and maintenance of the Fixed Assets.

B. Other services

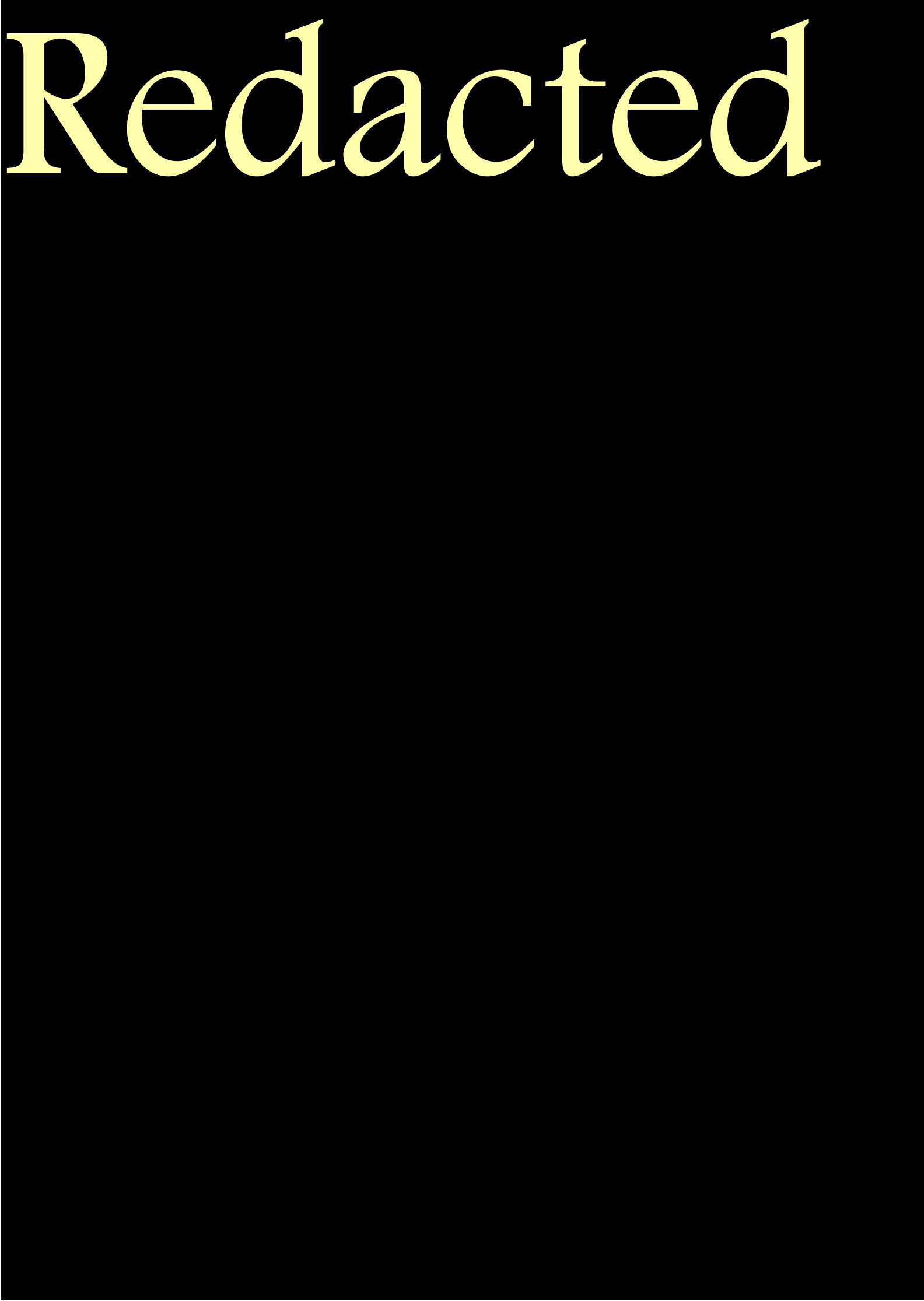
1. warehousing, stuffing and stripping/unstuffing, cleaning and fumigating, and consolidation, and the procurement, operation and maintenance of equipment for the foregoing;
2. ship shore handling of supplies for vessels
3. oversized cargo handling services;
4. inland depot transfers; and
5. all other activities necessary to conduct Operations.



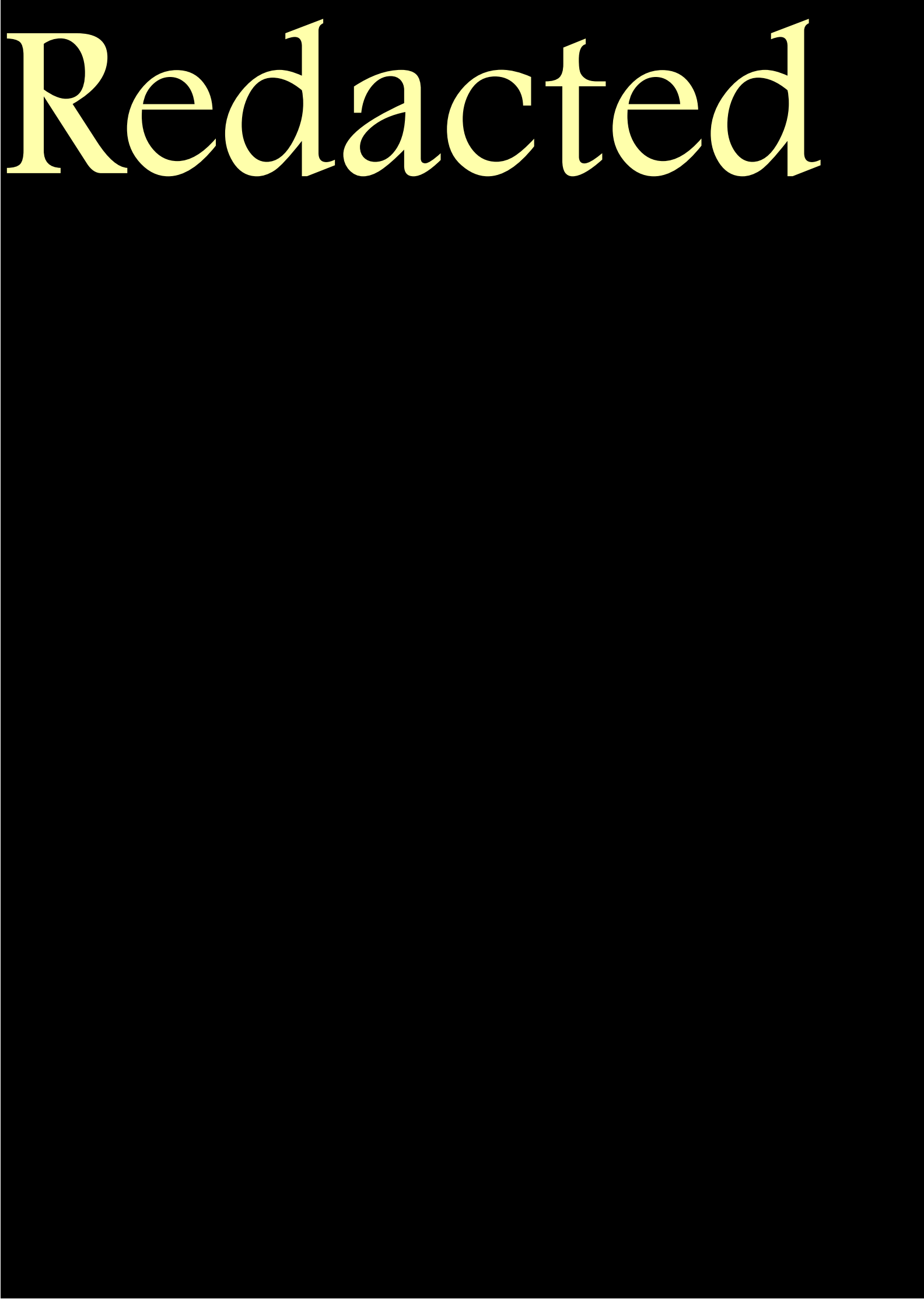
Appendix E
SUBSISTING LEASES

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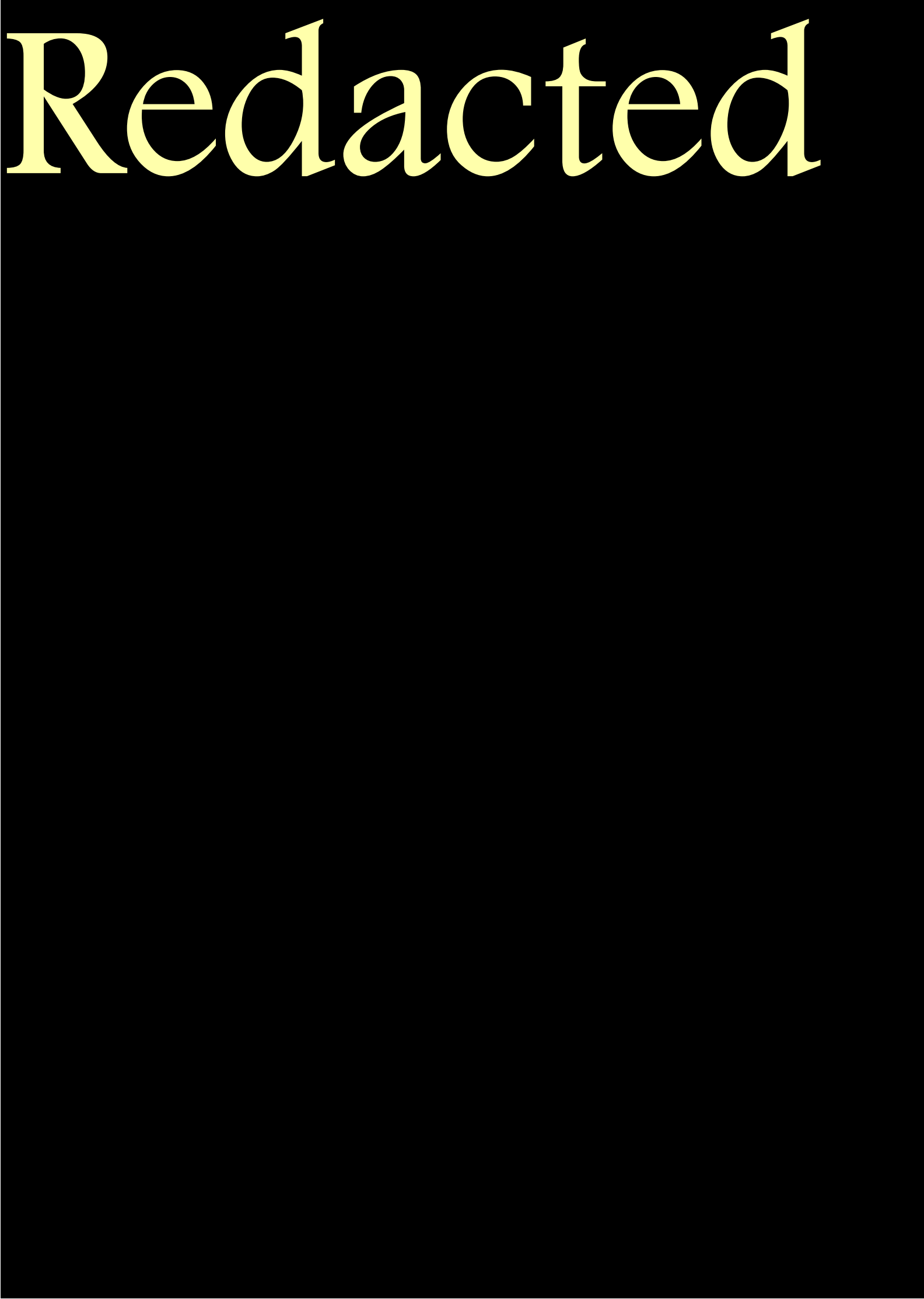
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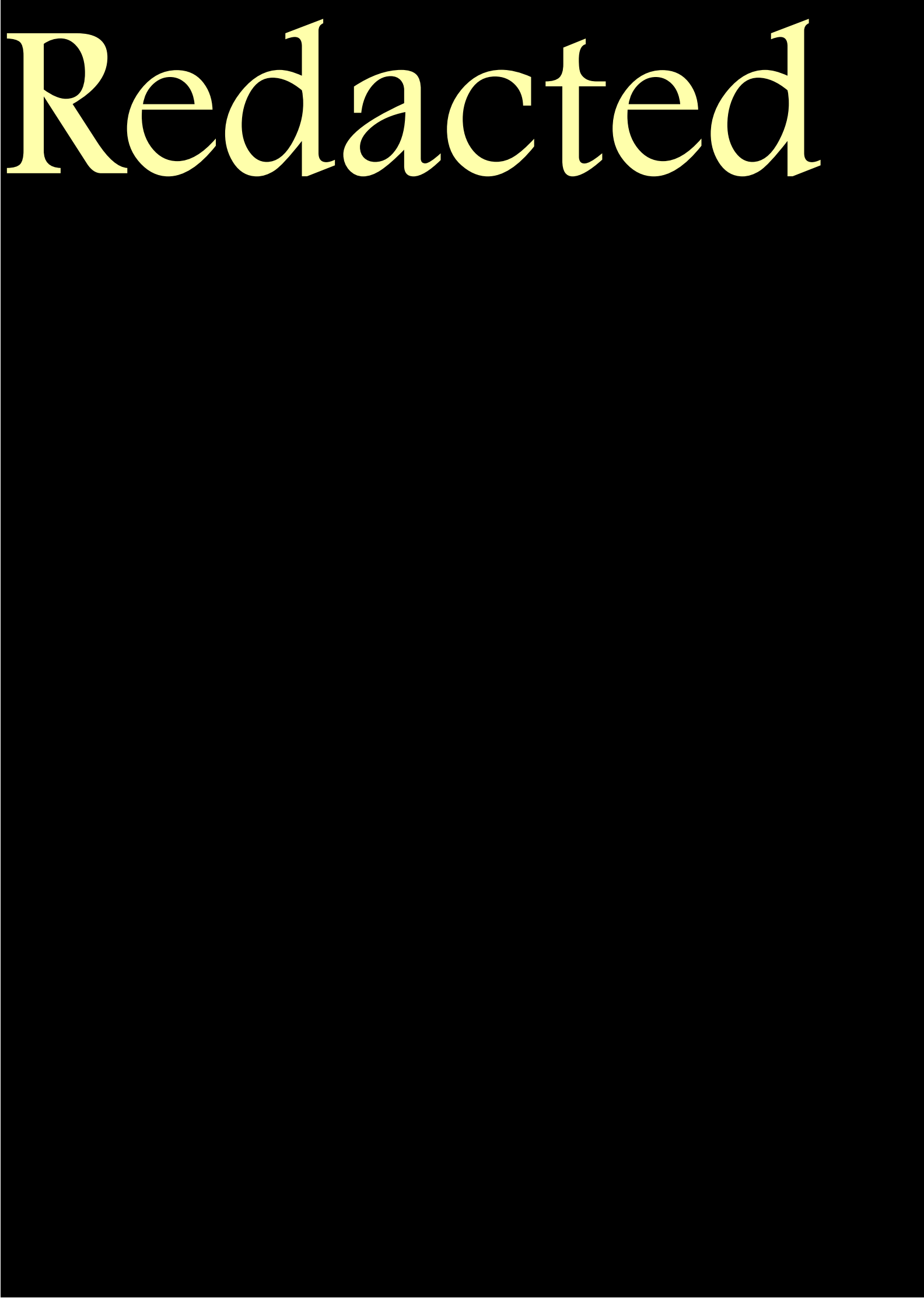
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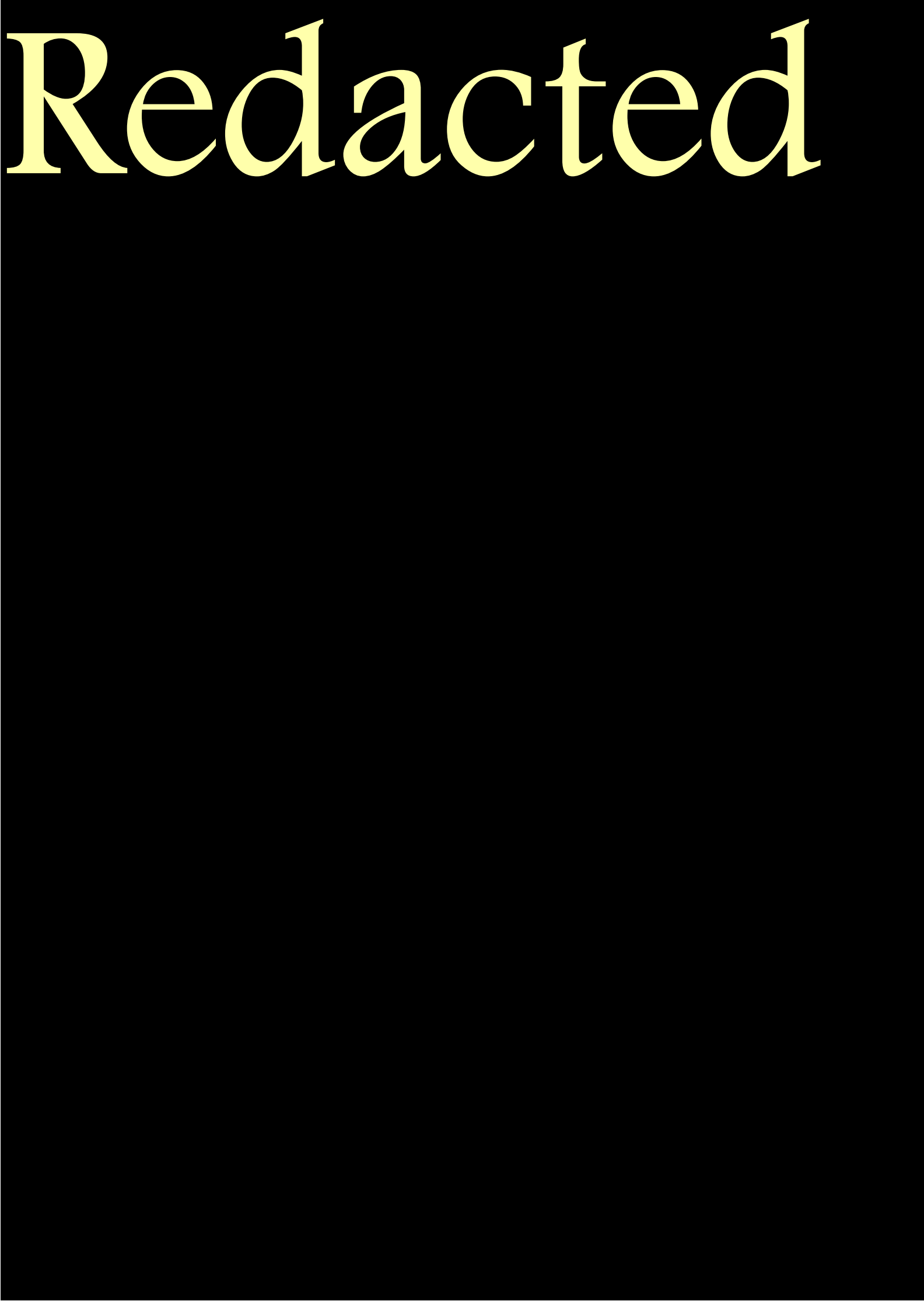
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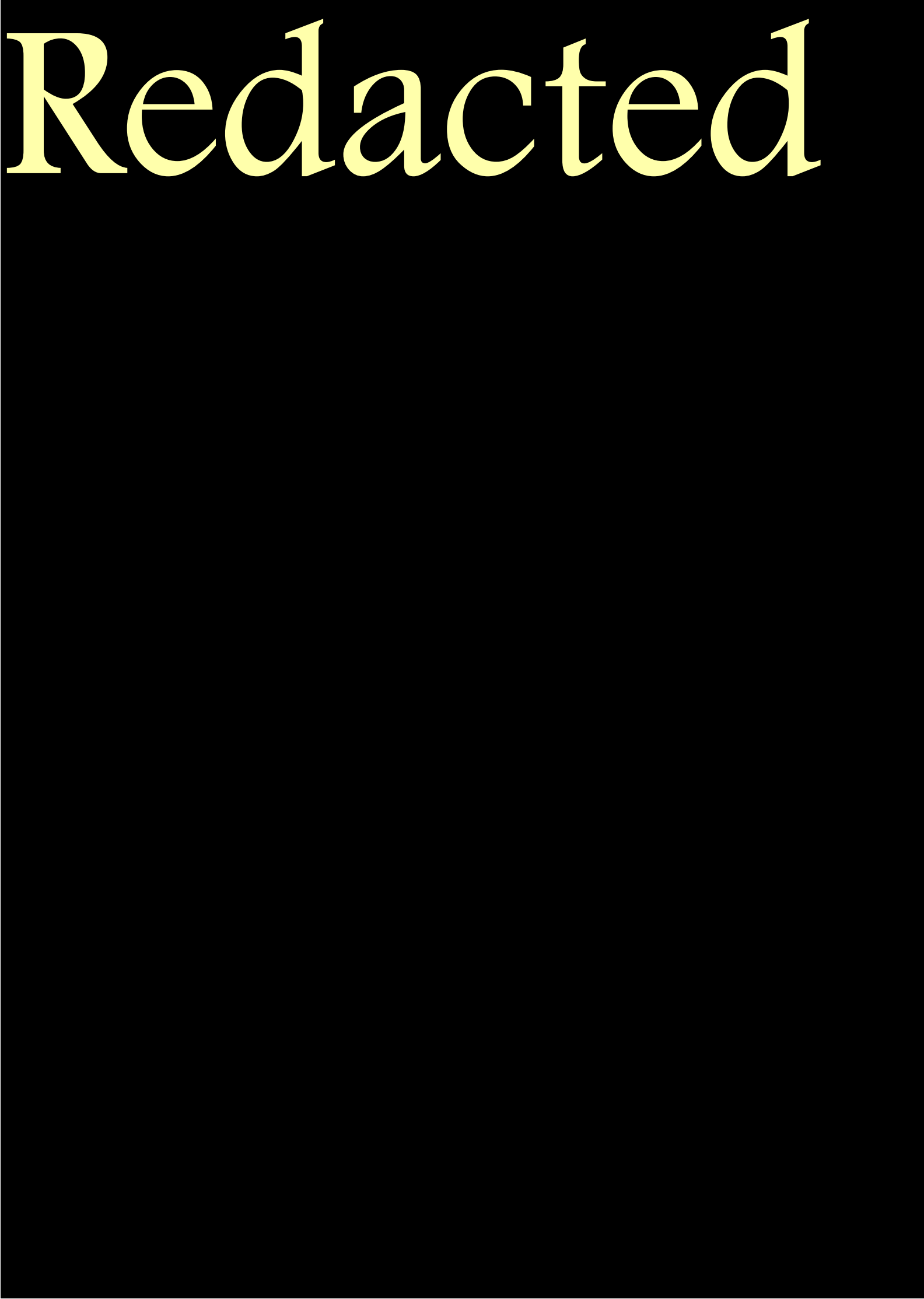
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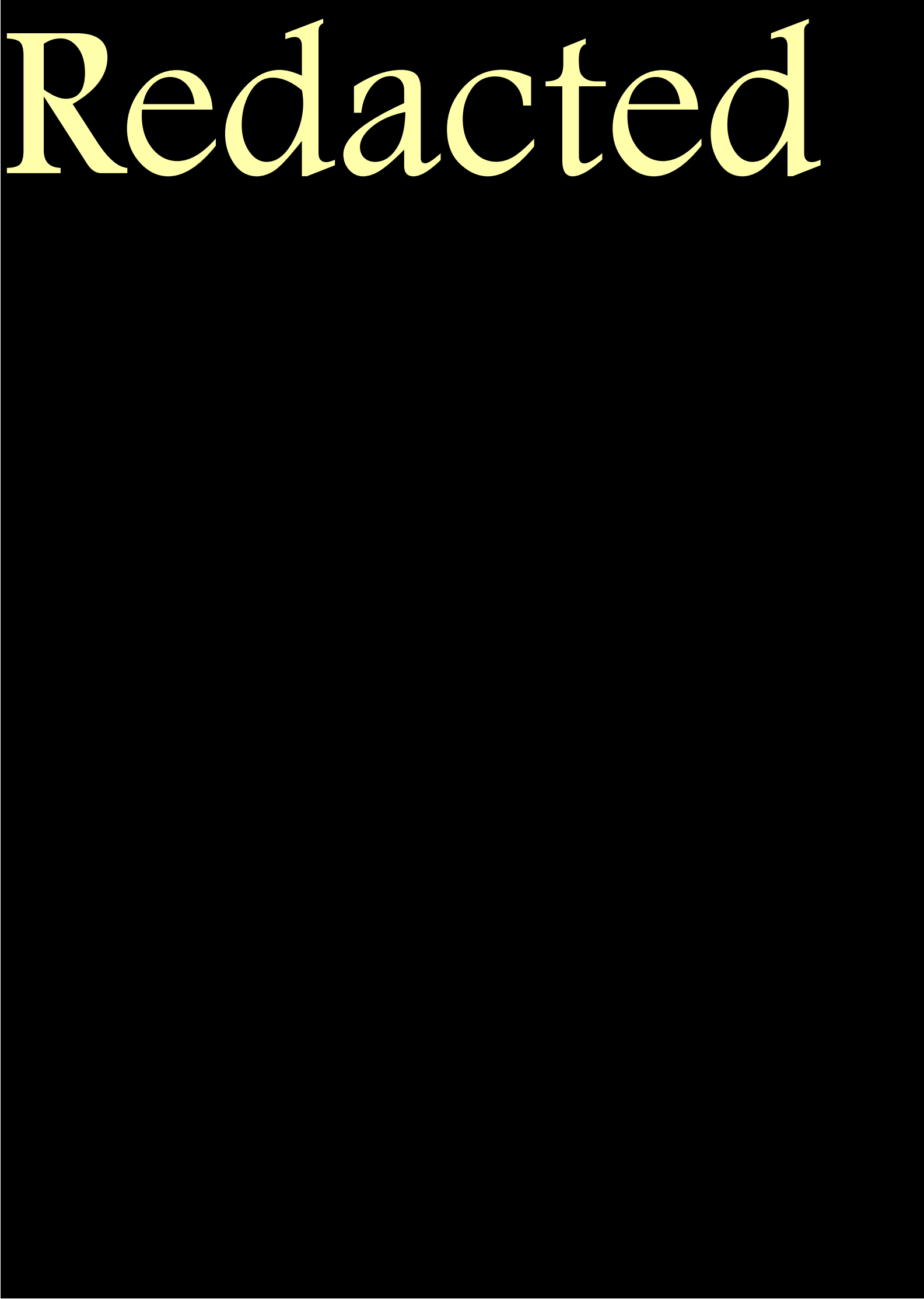
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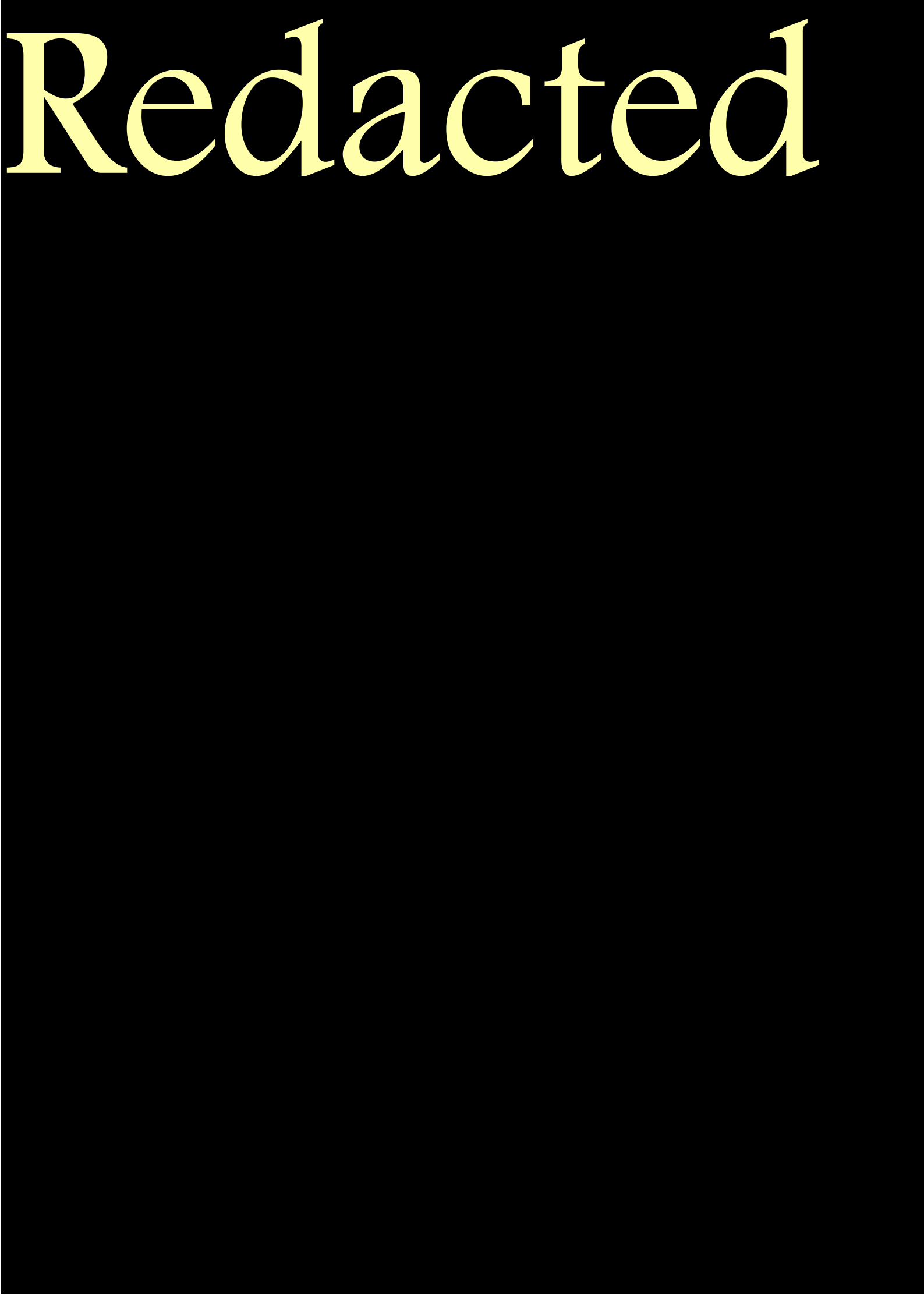
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4. That if at any time during the term hereby granted, any dispute, doubt or question shall arise between the Lessor and the Lessee touching on the constructions, meaning or effect of these ~~provisions or any clause or thing therein contained~~ or their accordance with the Arbitration and Conciliation Act Cap. 19 or the Laws of the Federation of Nigeria, 1990.

6. The cost of and expenses incidental to the preparation, execution and stamping of this lease shall be borne by the Lessee.

IN WITNESS whereof, the parties hereto have caused their Common Seals to be hereunto affixed the day and year first above written.

The Common Seal of the within named "LESSOR" NIGERIAN PORTS AUTHORITY was hereunto affixed in the presence of:

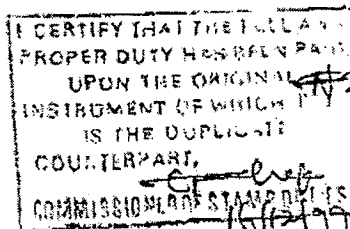

.....
MANAGING DIRECTOR


.....
SECRETARY

The Common Seal of the within named "LESSEE" JULIUS BERGER NIGERIA PLC. was hereunto affixed in the presence of:


.....
MANAGING DIRECTOR


.....
SECRETARY



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AFRICAN PORTS AUTHORITY
SECRETARY/LEGAL DEPARTMENT

REC. NO. 1034/77

- (xv) Not to do anything on the demised property that will cause increased premium to adjoining property or make void or voidable the policy for same.
- (xvi) The Lessee shall at all time during the said term conform in all respect with the provisions of any present or future Act/Legislation which may be applicable to the demised property or any part thereof or to the operations of the Lessee and shall not do or fail to do on the demised property any act or thing whereby the Lessor may become liable to pay any penalty imposed or to be imposed or to bear the whole or any part of any expenses incurred under any such direction, requirement, Act or Regulations as aforesaid and to indemnify the Lessor against any loss, actions, proceedings, demands, claims, payment and damages sustained or incurred by reason of breach by the Lessee of this clause.
- (xvii) To comply with, observe and perform all present or future Legislations affecting the Lessor or the demised property and in particular the Ports Act/Decree and all Bye-Laws and Regulations made thereunder.
- (xviii) Not to employ at any time during the said term or continue to employ on or within the demised property such person or persons against whom the Lessor shall have raised reasonable written objection.

3. The Lessor Hereby Covenants With The Lessee as Follows:-

- (i) That the Lessee, paying the rent hereby reserved, performing and observing the covenants and obligations on its part herein contained, shall peaceably and quietly hold and enjoy the demised property during the term hereby granted without interference from the Lessor or persons rightfully claiming under or in trust for it.
- (ii) The berth fronting the demised premises is for the common use of all vessels.
- (iii) The Lessor shall reduce any future rent payable by the Lessee in respect of any area of the demised property or any facility contained therein surrendered to the Lessor after the commencement of this lease and if such surrender occurs after the rent for the period had been paid by the Lessee, the Lessor shall refund to the Lessee the rent for such area and or facilities on pro-rata basis.
- (iv) That it shall be lawful for the Lessor or its agents at any convenient time or times during the term hereby granted during reasonable hours in the day time upon giving 48 hours prior notice in writing to the Lessee except in the case of emergency with or without workmen or others to enter the demised property:-
- (a) To do or cause to be done thereon all such acts and things as may be necessary for the performance of any duties or obligations imposed on the Lessor by any Ordinance for the time being in force or for any other purpose in connection with its undertaking.

4. It Is Hereby Agreed And Declared As Follows:-

- (i) That if the rent hereby reserved or any part thereof shall be in arrears for twenty-one days after same shall become due (whether demanded or not) or in the event of any breach of the covenants and obligations on

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NIGERIAN PORTS AUTHORITY
SECRETARY/LEGAL DEPARTMENT

1034/99

The Lessee for itself, its successors, heirs, assigns and assigns shall, to the extent that the obligations shall continue throughout the term hereby granted, covenants with the Lessor as follows:-

- (i) To pay whether damaged or not, the rent hereby reserved and made payable at the time and in the manner herein reserved and made payable without any deductions excepting agreed statutory deductions and also pay to the Lessor from time to time the appropriate charges for the time being for water and electricity or other power and illuminant used or consumed on or in connection with the demised property and for the provision, installation, connection, use and maintenance of any pipes, appliances, fittings and meters which are considered necessary in connection with such use and consumption.
- (ii) To use its best endeavour to build and finish fit for occupation and use upon the demised property or upon some part or parts thereof according to plans, drawings, elevations and specifications to be approved by the Lessor and in good substantial and workman-like manner with the best materials to the satisfaction of the Lessor in all respect for the establishment of offices, workshop, warehouse/storage facilities and other facilities ancillary thereto and to indemnify the Lessor against losses, actions, proceedings, damages, claims, payments and demands arising out of the occupation and use of the demised property for the establishment of offices, workshops, warehouse/storage facilities and other user's ancillary thereto.
- (iii) To erect along the boundaries of the demised property, wall fencing in accordance with drawings and specifications to be approved by the Lessor, such wall fencing to be completed within six months of the date of these presents and also to carry out preliminary site works prior to the establishment of offices, workshops, warehouse/storage facilities.
- (iv) Shall during the term hereby granted keep and maintain all the structures erected or mounted on the demised property actually occupied and used by the Lessee (and not the Lessor's nominated Contractor) as well as fencing and all appurtenances thereto in good tenantable repair and condition, fair wear and tear excepted.
- (v) The Lessee shall not during the term hereby granted transfer, assign, mortgage, underlet, create legal or equitable interest or otherwise part with the possession of the demised property or any part thereof without first giving details of such assignment or transfer to the Lessor and without the previous consent in writing of the Lessor which consent shall not be unreasonably withheld. However, failure by the Lessee to comply with this clause shall result in the automatic cancellation of this lease.
- (vi) To use or occupy the demised property or permit same or any part thereof to be used or occupied only for the purpose of the establishment of offices, workshops, warehouse/storage facilities and other services ancillary thereto.
- (vii) The Lessee shall not in any manner whatsoever obstruct all or any of the roads or tamper with or disrupt all or any of the common services provided for the shared use of the various Lessees (of which the Lessee is one) located at the Old Port Warri, Delta State of Nigeria.

DAA

AMERICAN PORTS AUTHORITY
SECRETARY/LEGAL DEPARTMENT

NO. 1034-199

the part of the Lessee herein contained or goes into liquidation or enters into any arrangement with its creditors, the Lessor may re-enter upon the demised property or any part thereof, in the name of the whole and thereupon this lease shall absolutely determine but without prejudice to the right of action by the Lessor in respect of any antecedent breach of the Lessee's covenants and obligations herein contained.

- (ii) The Lessor shall have the right to affix notice boards in prominent positions on the demised property within 3 (three) calendar months of the expiration of or sooner determination of this lease for the purpose of advertising same for letting.
- (iii) That this lease shall be subject to all present and future Federal Legislation in respect of the Ports under the jurisdiction of the Lessor and all Bye-Laws and Regulations (including fire regulations) made thereunder.
- (iv) The Lessor shall reserve the right to revise and fix the rent hereunder reserved at the end of the third year of the term hereby granted, provided that in fixing the said rent, no account shall be taken of the improvements made by the Lessee on the demised property or any goodwill arising from the Lessee's business activities on the demised property PROVIDED FURTHER that if for any reason, the Lessor considers it desirable to postpone such revision for such a time as it may deem fit irrespective of any revision period, and should the right to revise be subsequently exercised, the rent then fixed shall be payable for the remainder of the current revision period.
- (v) That without prejudice to clause 4 the Lessor shall have the right to determine this agreement after giving to the Lessee 6 (six) months notice in writing of its intention to do so.
- (vi) That if at any time during the term hereby granted the Lessee is desirous of surrendering this lease, the Lessee shall be permitted by the Lessor to do so subject to the following conditions:-
 - (a) Service by the Lessee of six (6) calendar months notice on the Lessor in writing of its intention to surrender this lease.
 - (b) Payment by the Lessee of accrued debts together with rent and all other taxes, charges, assessments, impositions, and outgoing for one year in advance to the Lessor with effect from the date of the notice or such surrender which payment is non-refundable.
 - (c) The Lessee at its own expense except where otherwise required by the Lessor shall dismantle and cart away conveyor system, loading/discharging towers, oil platforms, and other non-permanent structures and things erected or mounted on or affixed to or laid on the demised property thereby restoring the demised property to its original position as at the time of leasing.
 - (d) That in the event of the Lessee defaulting to pay all or any of the various sums due under (vi) (b) above

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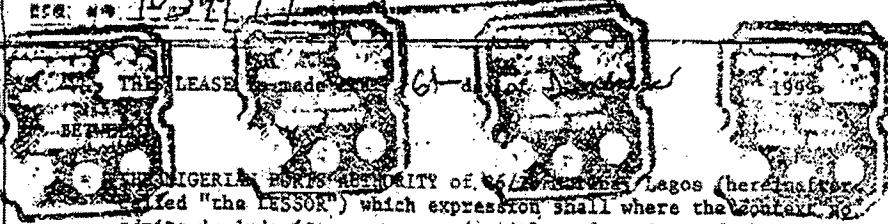
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NIGERIAN PORTS AUTHORITY
SECRETARY/LEGAL DEPARTMENT

COUNTERPART

15/12/99

REF: HQ/EST/LL/J.2/820ddddd/15th January 1999



THE NIGERIAN PORTS AUTHORITY of Lagos (hereinafter called "the LESSOR") which expression shall where the context so admits include its successors-in-title and assigns of the one part

AND

JULIUS BERGER NIGERIA PLC. whose registered office is situate at Utako District, Berger Junction, Abuja, Nigeria (hereinafter called "the LESSEE") which expression where the context so admits shall include its successors-in-title and assigns of the other part.

WHEREAS:-

(1) The Lessor is the owner of the following areas:-

- (a) Site "A" 3.510 hectares of land together with offices, warehouse and other facilities developed thereon.
- (b) Site "B" 2.499 hectares of land together with a slip-way, general workshop, ancillary offices, canteen and other facilities developed thereon.
- (c) Site "C" 0.07294 hectares of land together with a 2(two) storey office block developed thereon.

(11) The Lessee has requested the Lessor for a lease of the said areas for the building of offices, workshop, warehouse/storage facilities and services ancillary thereto as stipulated in the Lessor's letter reference No. HQ/EST/LL/J.2/820ddddd/15th January 1999 granting the lease, the terms of which the lessee has accepted subject to the terms and conditions hereinafter set out.

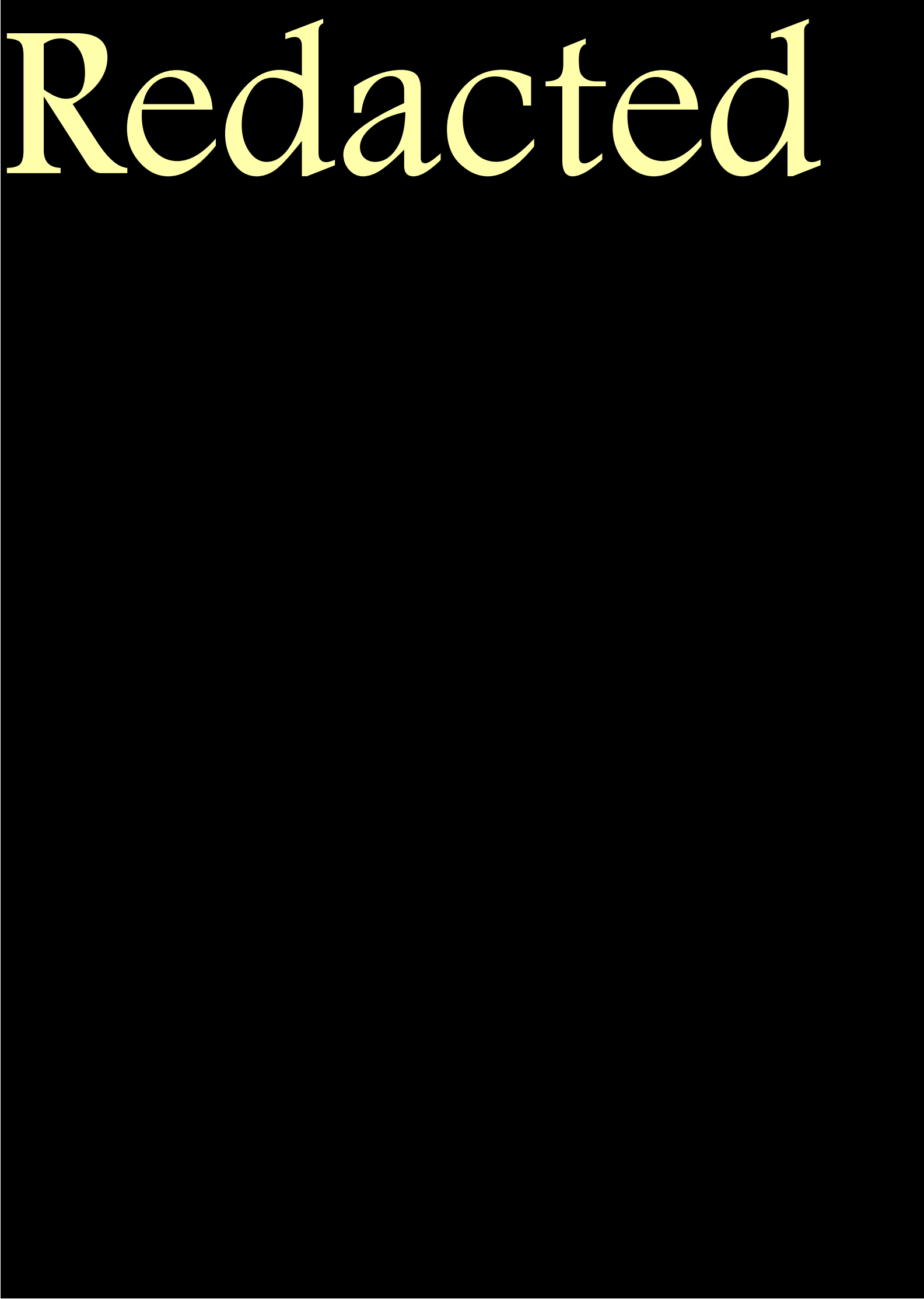
NOW THEREFORE IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:-

In consideration of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor hereby demises unto the Lessee ALL THAT area measuring 3.510 hectares, 2.499 hectares and 0.07294 hectares respectively, lying, situate and being at the Old Warri Port, Delta State of Nigeria which as to its dimensions and abutments are more particularly delineated and EDGED RED on the Survey Plan No. LAA/W/112 (A-C) annexed hereto and marked Appendix 1 which said areas together with the structures and appurtenances thereof are hereinafter referred to as "the Demised Property" TO HOLD same unto the Lessee for a term of 4 years certain with effect from the 1st day of January, 1999.

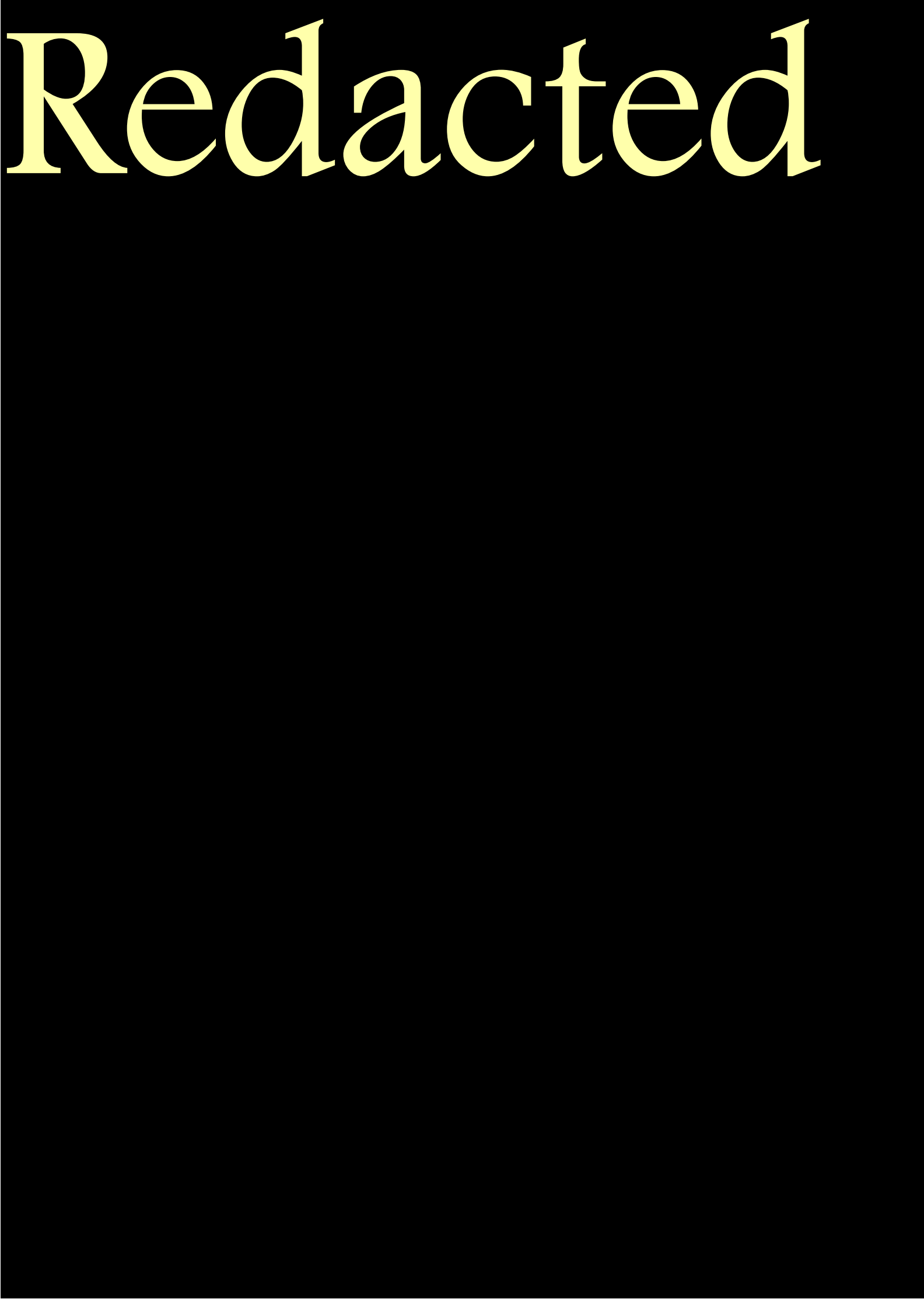
EXCEPTING AND RESERVING unto the Lessor the right to build on the neighbouring and adjoining premises and also a right of way and other rights of easement over, on or under the demised property.

YIELDING AND PAYING THEREFORE during the term hereby granted a yearly rent of N1,216,388.00 (One million, two hundred and sixteen thousand, three hundred and eighty-eight Naira only) being the rent for the first year from 1st January, 1999 to 31st December, 2000 and having been paid before the execution of these presents (the receipt whereof the lessor hereby acknowledges) and thereafter the rent for the remainder of the term hereby granted shall be paid yearly in advance on the 1st day of January of each year and shall be subject to review every 3 years.

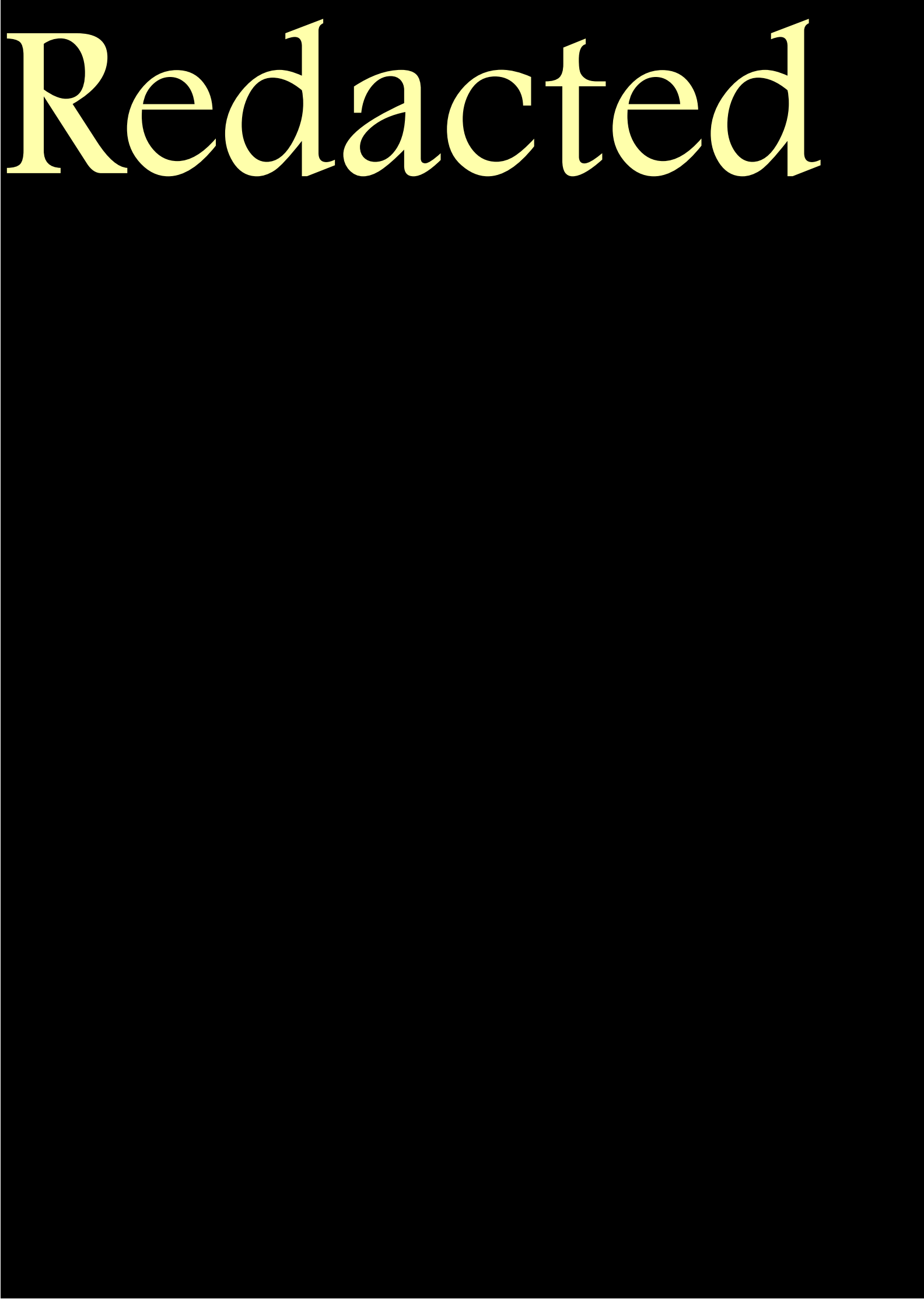
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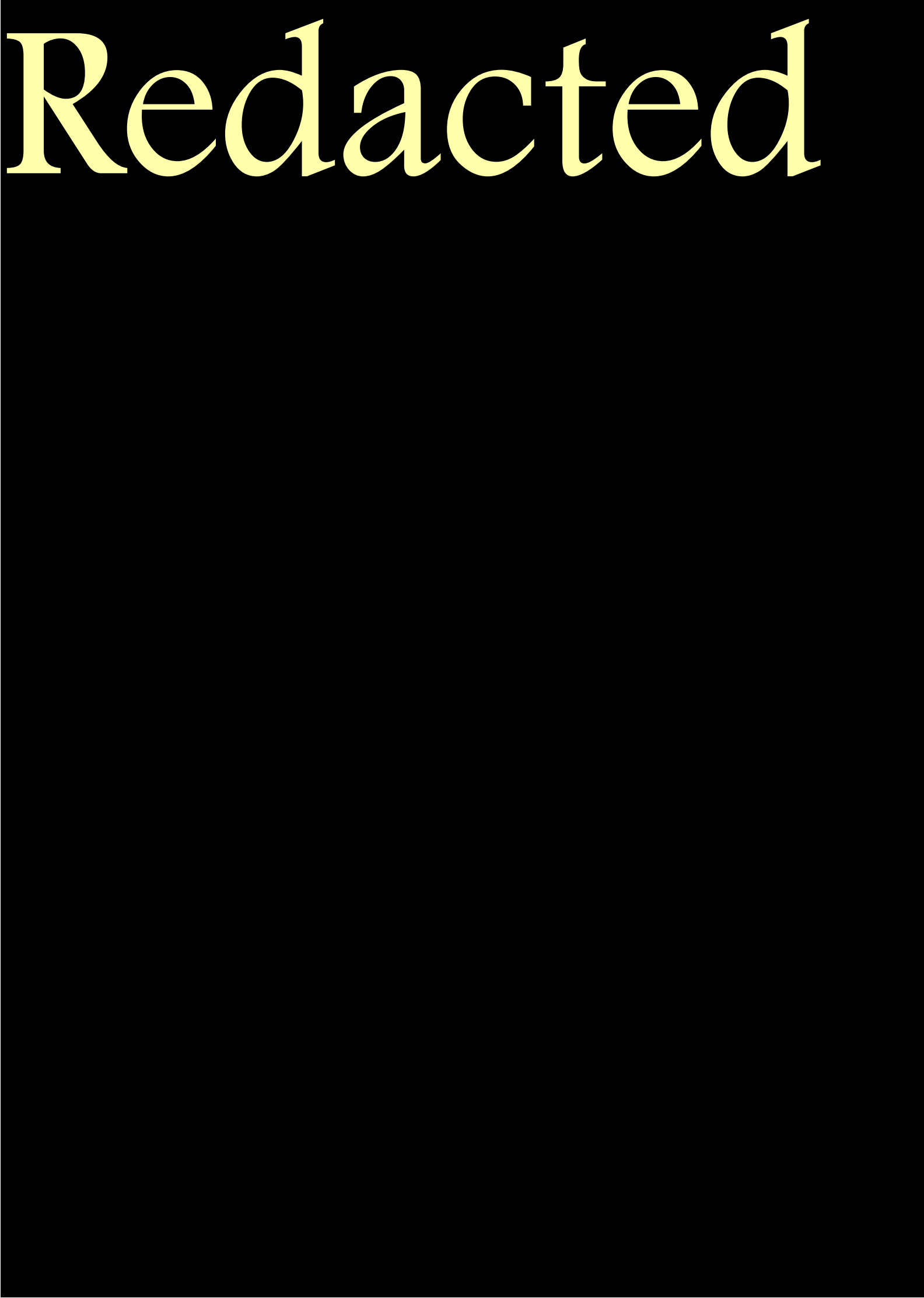
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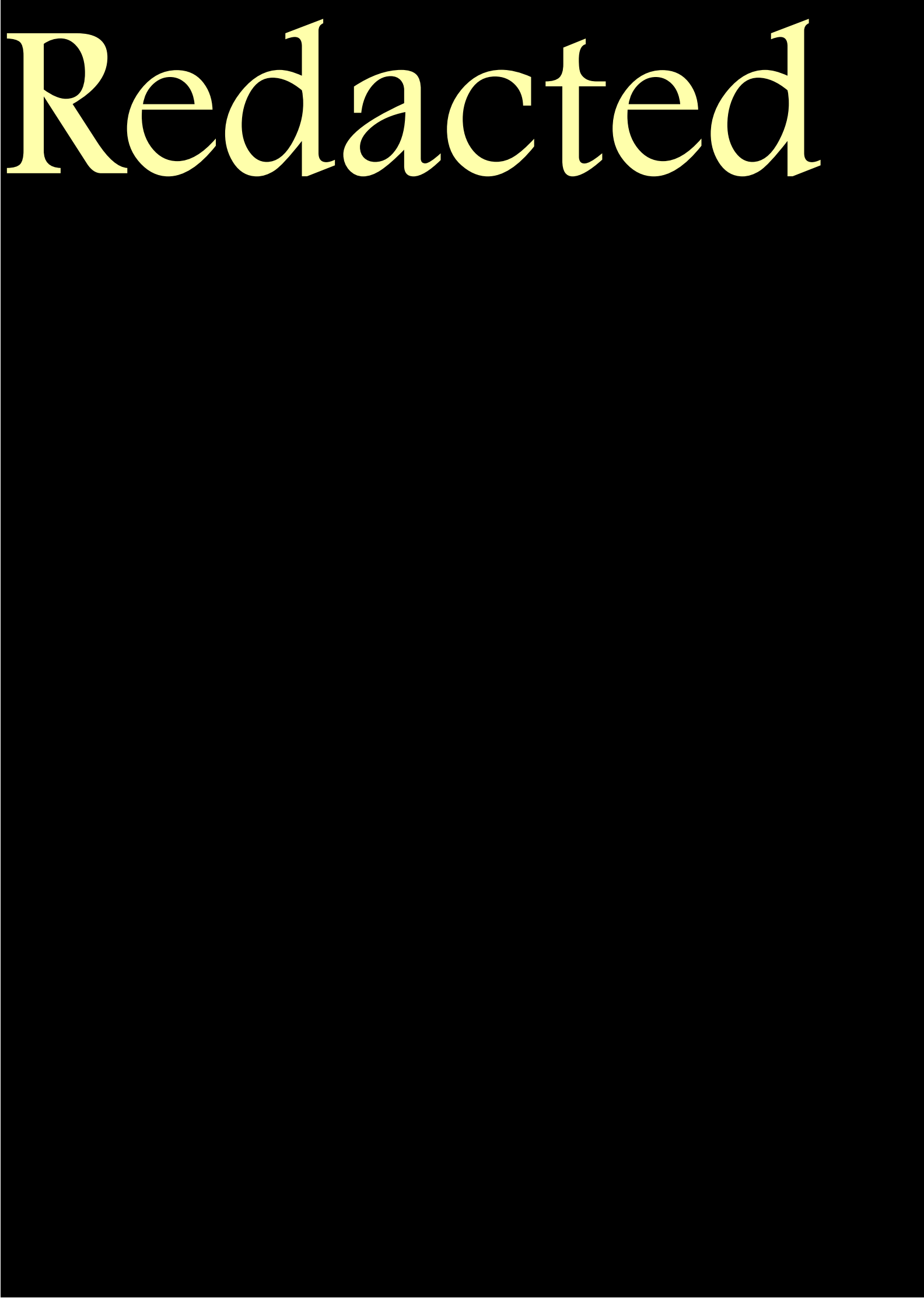
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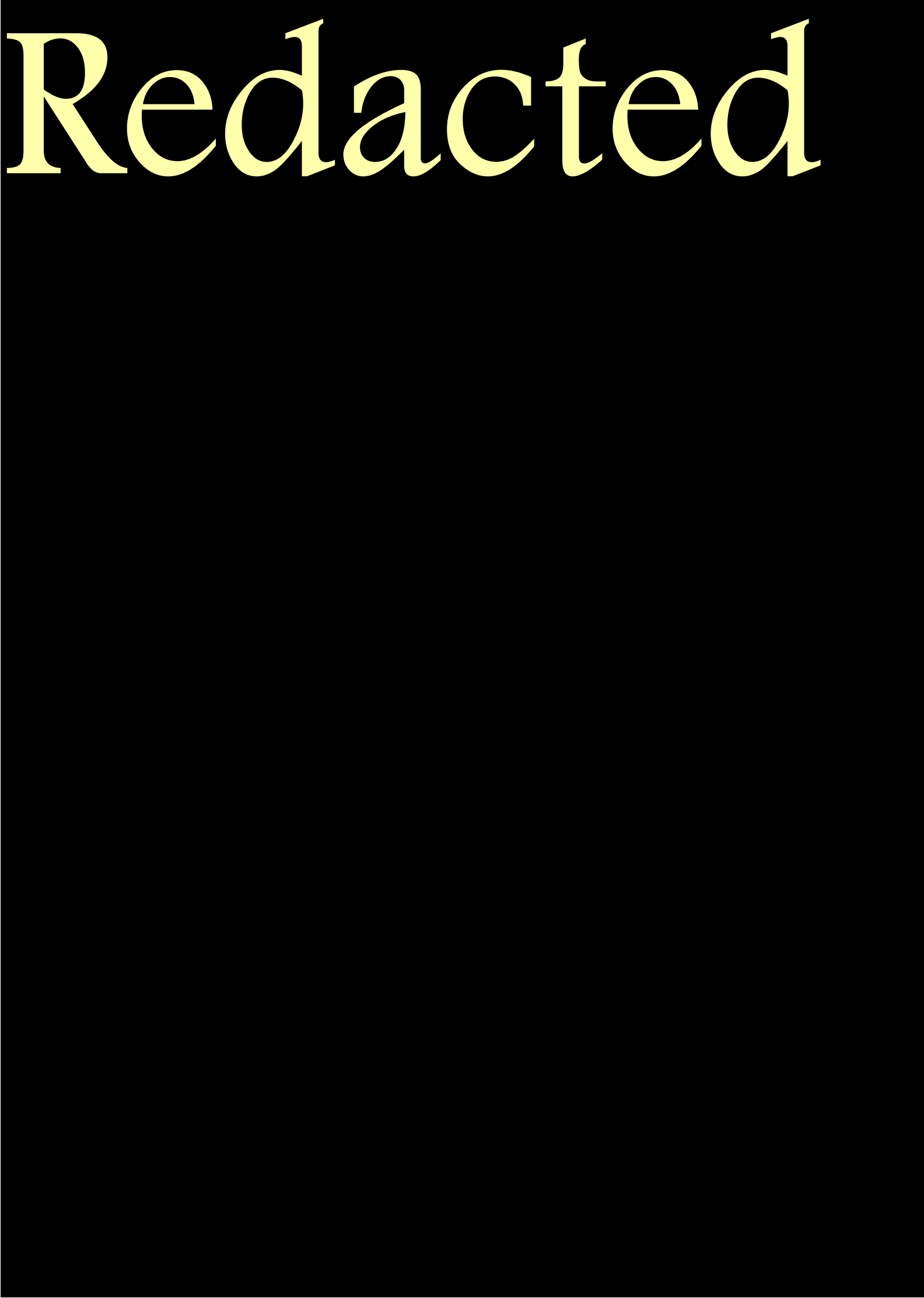
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APPENDIX F

LEASE FEES

The Lessee shall pay the following fees to the Lessor in consideration of this Agreement and the right to perform the Operations:

- (a) an initial payment of One Hundred Thousand United States dollars (\$100,000) to be paid within five (5) days after the Execution Date (the "Commencement Fee");
- (b) a fixed annual payment of a sum as specified in the schedule below to be paid in twelve (12) equal instalments in each Operating Year, the first instalment to be paid on the first day first month after the Effective Date and then, on the same date of every month thereafter (the "Lease Fee")

Year	Amount in US Dollars	Year	Amount in US Dollars
1	172.591	14	765.964
2	193.591	15	857.892
3	217.219	16	962.177
4	243.595	17	1.080.039
5	273.097	18	1.212.441
6	306.250	19	1.359.825
7	343.202	20	1.521.744
8	384.649	21	1.707.769
9	431.659	22	1.921.814
10	483.613	23	2.150.651
11	542.912	24	2.408.168
12	608.751	25	2.696.090
13	682.945		

- (c) The Lessee shall pay the following throughput fees to Nigerian Port Authority from the Effective Date:



Type of Operation	Foreign (US\$)		TWA/Coastal (US\$)	
	Import	Export	Import	Export
General Cargo Including all bagged cargo/ton/WM	4.8	4.1	4.1	4.1
DRY BULK CARGO/TON	4.4	3.27	2.9	2.57
VEHICLES/UNIT				
Up to 15 cbm	36	29.3	36	29.3
16-25 cbm	57	46.3	57	46.3
Over 25 cbm	206	167.4	206	167.4
Trailer /mafi	338	274.6	336	274.6
BULK LIQUID /TON	2.5	2.5	2.5	2.5
CONTAINERS/TEU				
	20'	40'	20'	40'
Laden	107	202	82	152
Empty	8	12	8	12

The throughput fee is payable in arrears at the end of each monthly period beginning on the first day of the first month after the Effective Date (the "Throughput Fee") and, together with the Lease Fee, the "Lease Fees").

The Throughput Fee shall be assessed on empty and laden Containers, and shall be paid to the Lessor within five (5) business days after the last day of the applicable period. The Throughput Fee shall be adjusted on an annual basis in accordance with the Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average for All Items, 1982-84=100 during the applicable annual period.

MECHANISM FOR THE COLLECTION OF THROUGHPUT FEES

The Lessor and the Lessee shall hold a monthly voyage meeting (the "Voyage Meeting") not later than five (5) Business Days following the end of each calendar month, at which the Parties shall reconcile and agree the volume of Cargo handled on vessels that have used the Premises in the preceding calendar month. Within five (5) Business Days of the meeting, the Lessor shall raise an invoice for the Throughput Fee based upon the volume of Cargo handled on vessels that have used the Premises as agreed between the Parties in the Voyage Meeting.

DELAY IN PAYMENT

Subject to the provisions of Section 17.5 of the Agreement, the Lessee shall make payment to the Lessor by telegraphic transfer within five (5) Business days of the date of the relevant invoice. If any agreed sum is not paid within such period, the Lessee shall pay the Lessor interest at a rate equal to LIBOR plus five per cent (5%) on the unpaid amount, until the date of actual payment.



Appendix G
BERTHS

BERTH NO.	MAXIMUM BERTH LENGTH	DEPTH
1.	256.03m	6.0m
2.	139.98m	4.0m
3.	79.28m	4.2m

OKA



**APPENDIX H
OPERATIONS RATES**

A. The Stevedoring Services tariff

Type of Operation	Foreign (USD)		TWA/Coastal (USD)	
	Import	Export	Import	Export
General Cargo including all Bagged cargo/ton/WM	21.3	20.6	20.6	20.6
Dry Bulk Cargo/Ton	14.4	13.27	12.9	12.57
Liquid Bulk Cargo/Ton	12.5	12.5	12.5	12.5
Vehicle/Unit				
Up to 15 cbm	102	95.3	102	95.3
From 16 to 25 cbm	167	156.3	167	156.3
Above 25 cbm	553	514.4	553	514.4
Trailer/Mafi	833	794.4	833	794.4
Shifting Cargo				
Within the same hatches	8	8	8	8
Hatch to hatch onboard vessel	10	10	10	10
Hatch to hatch through quay/barge	14	14	14	14
Stevedoring charges for Containers	Foreign (USD)		TWA/Coastal (USD)	
	Import		Export	
	20'	40'	20'	40'
Full	275	385	200	285
Empty	100	100	100	100

B. FREE STORAGE TIME

Unless agreed otherwise with the Lessor and the Regulator, the Lessee shall provide three (3) days free storage time for import Cargo, one (1) day free storage time for export Cargo, three (3) days free storage time for Cargo in transit to neighbouring countries, and three (3) days free storage time for transshipment cargoes. The Lessee shall be permitted to determine its own storage charges after the expiration of the foregoing time periods, subject to the approval of the Regulator or any Governmental Authority charged with carrying out such regulation.



Appendix I
STAFFING AND SUCCESSION PLAN

Staffing Strategy – Table of Content

- 1 Description of existing Management Structure
- 2 Existing Staff and future Staff Requirements
 - Management
 - Finance and Administration
 - Equipment Operator
 - Engineering Services / Equipment technicians
 - Dockworkers
 - Security
 - Other staff
- 3 Labour Deployment Policies
 - Shift Patterns
 - Flexible Rostering
 - Hours worked per week
 - Full and part-time employees
 - Overtime
- 4 Training and Development Planning
- 5 Succession Planning and similar Policies
- 6 CV's of Manager

1 Description of existing Management Structure

Julius Berger Nigeria JBN is operating Warri Old Port Terminal C some thirty (30) years and is mindful of the fact that a sound human resource strategy in the effective management of the port plays a significant role and is already articulating a comprehensive strategy that would help in developing a skilled, dedicated and well-trained workforce.

The strategy is built on attracting and retaining the best people, developing and constantly training them and instituting a compensation system that would effectively align the interest of the staff with the management.

During this period JBN has identified and recruited experienced and well trained managers for the key positions who are responsible for the operation, finance / administration and maintenance & repair.

The organisation chart provides an overview of JBN's various activities (please refer to the next page).

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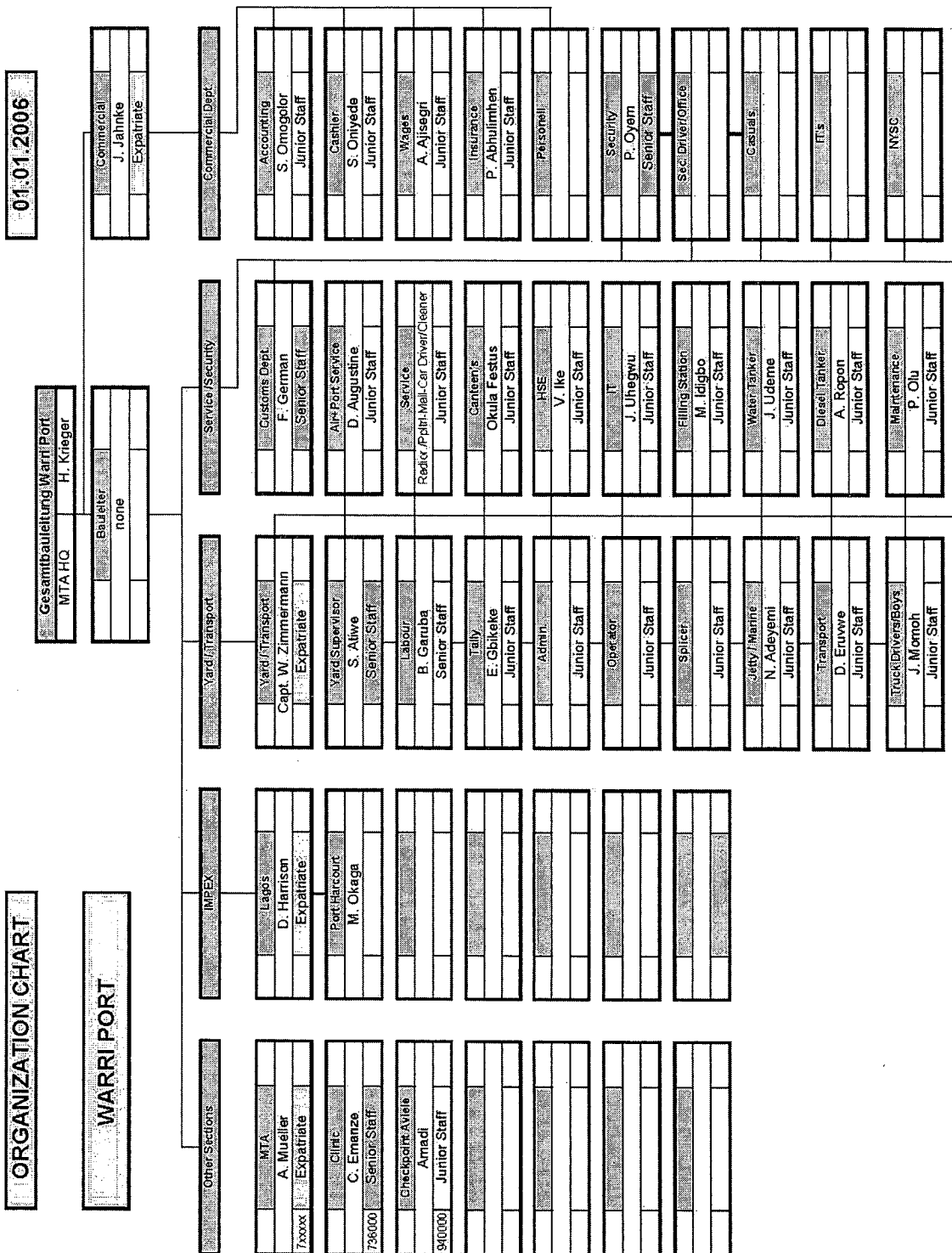


2 Existing Staff and Future Staff Requirements

The number of staff has been increased year by year. Actually the company has employed some fifty-five (55) staff members; most of them are professionals with deep experiences in shipping, logistic, clearing and forwarding, general cargo and container handling, maintenance & repair.

The primary goal is to build a workforce that is continuously well trained in technical skills and knowledge to operate and maintain new equipment and systems,
A workforce that is willing to go the extra mile to ensure that quality services are delivered and possesses a strong can do attitude.

A breakdown of the present number of management and staff for 2005 is shown on the table attached below. For long-term development we refer to the detailed Financial Analysis Table 2 - 2 "Salary & Wages"



[Handwritten signature]



No.	Department	Expatriate Name	Present Staffing
Management			
1	General Manager	J. Jahnke	1
2	understudy to no 1		0
3	Clearing Supervisor		1
4	Material Co-ordinator/ Commercial & Technical Manager		0
5	Human Resources Manager		0
6	HSE Manager		0
7	understudy to no 6	TBN	
8	Marketing Manager		0
9	Material Co-ordinator		0
10	Public Relation Manager		0
11	Ship Superintendent	W. Zimmermann	1
12	understudy to no 11		0
13	Technical Manager	D. Tettenborn	0
14	understudy to no 13		0
15	Transport Manager	TBN	0
16	understudy to no 15		
17	Transport Supervisor		1

Sub total **4**

Finance / Administration			
18	Clearing Supervisor		1
19	Commercial Supervisor	understudy to no 1	0
20	Commercial Operation Supervisor		0
21	HSE Supervisor	understudy to no 6	0
22	Human Resources Supervisor		0
23	IT Supervisor		0
24	IT Staff		1
25	Clerical staff		12

Sub total **14**

Equipment Operator			
26	Supervisor		1
27	Operator		15

Sub total **16**



Engineering Services/Equipment Technicians			
28	understudy to no 13		0
29	Mechanic Supervisor Crane		0
30	Mechanic Supervisor Forklifts		0
31	Mechanics.		0
32	Electrician Supervisor		10
33	Electrician		3

Sub total 13

Security			
24	Security Supervisor		1
35	Security Guards		21

Sub total 22

Other Staff			
36	Canteen Staff		1
37	People Transport Drivers		4
38	Tally Senior Supervisor		6
39	Tally Supervisor		0
40	Tally Clerks		0
41	Senior Training Supervisor		3
42	Training Supervisor Technical		0
43	Training Supervisor Admin/Commercial		0
44	Transport Senior Supervisor		0
45	Transport Supervisor		1
46	Transport Clerikal Staff		3
47	Labour Supervisor		0
48	Labourers		18

Sub total 36

Total staff 105

Casual Staff recruited from JOMALIC on shift basis			
49	Casual Dockworkers/Part time		0
50	Casual Labourers		0

Total casual labour 0



3 Labour Deployment Policies

JBN operates its terminal 365 days on a three (3) shift pattern, starting at 07.00 am and ending at 04.00 am.

(Please refer to Table below.)

Three (3) Loading, Security, Stevedoring and Tally Crews (called A, B and C group are working in a flexible roster 40 hours per week and worker as per understanding table.

The typical manning for a general cargo team is two crane operators, twelve stevedores on board and nine ashore, plus three tallymen and two security guards for one and more crane gang.

If necessary this manning can be increased by additional labour (casual worker from the labour pool) at an agreed extra service rate.

DAY	SHIFT	TIMES
Monday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM
Tuesday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM
Wednesday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM
Thursday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM
Friday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM
Saturday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM
Sunday	A	07.00 AM - 09.00 AM / 09.30 AM - 11.30 AM / 12.30 PM - 02.30 PM / 03.00 PM - 05.00 PM
	B	06.00 PM - 08.00 PM / 08.30 PM - 10.30 PM / 11.30 PM - 01.30 AM / 02.00 AM - 04.00 AM



No part time staff has been and will be employed due to the regulations of the Joint Maritime Labour Industrial Council (JOMALIC). According to their regulations only casual workers can be hired on shift basis to compensate a possible lack of own staff.

Any work that is beyond the normal working hours has to be considered overtime and overtime can only be considered valid if a senior person not below the position of a department manager has signed off prior to the commencement of the required overtime.

Only non-management staff would be eligible for overtime pay.

Overtime may not exceed two hours. The overtime pay would be calculated at 30% above regular hourly rate for weekday overtimes while for weekends it would be above regular overtime.

4 Training and Development Planning

JBN always has in mind that a sound human resource strategy plays a significant role in the effective management of its enterprises and is focussing on the principle to achieve a well trained workforce with utmost technical skills and knowledge to operate and maintain new equipment and systems.

Vacancies in key positions have been and will be filled with candidates who possess the academic qualifications, work experience and performance.

Each new staff member does receive an individual on-the-job training under the guidance and co-operation of a senior labour extraordinary educated by train-the-trainer measures.

In regular intervals the skill of JBN workers will be updated and they will be informed and trained regarding the use of new handling material and equipment as well as cargo specific items.

Since eight (8) years JBN has established permanent multiple skill programmes in the fields of

- Mechanic
- Commercial
- Operator

Several of JBN's labour acquired already certificates of competency as operator by the Federal Ministry of Labour.



5 Succession Planning and similar Policies

JBN strives to encourage local staff training through know-how transfer on the job.

Each expatriate advisor has two graduates understudies and will endeavour to pass all required skills within a period of two years as required per current legal requirements.

A successful start in this direction has already been initiated. JBN has offered fourteen (14) youth members of Host Communities for one year each a permanent training in the fields Mechanic / Commercial / Operator.

Also students have already received a permanent training as Industrial Trainees in the fields Mechanic and Commercial.

JBN's succession will continue its human resources policy to attract motivated people with specified entry qualifications like OND, university degree or other well-recognized institutions.

In combination with the requirement of a certain number of years working experience highly trained and skilled Nigerian nationals can be prepared by JBN's indoor training for structured replacement of expatriate manpower.

Table 2-2 "Salary and Wages" in the Financing Plan indicates the aim of JBN to provide and realize a succession schedule over years focussing on analysing the realistic competences of the individual candidates.

By establishing e.g. trainee posts attached to a certain manager daily routine and requisite professional / technical skills together with effective communication and negotiation skills will be transferred.

This kind of cooperation will require the need and ability to act as a team with the aim to prepare the Nigerian national with modern leadership knowledge and techniques based on the principles of modern team oriented personnel management.

To achieve these high targets, JBN plans to increase its training activities facing the requirements of modern management and technique.

Especially in the fields of Host Communities and Information Technologies (IT) full time assistance by professional trainers are taken into consideration.

Therefore JBN will increase the annual training budget (in USD) by annually 10% and will also employ a full-time training supervisor by 2006.



Appendix J

PERFORMANCE BOND

[Insert letterhead and address of first class international financial institution]

[Date]

The Nigerian Ports Authority 26/28 Marina
Lagos, Nigeria

Re: Performance Bond

Ladies and Gentlemen:

We refer to that certain Lease Agreement dated (date) 2006 (the "Lease Agreement") between the Nigerian Ports Authority (the "Lessor") and Julius Berger Services Ltd (the "Lessee"). This Performance Bond is being submitted to you pursuant to the instructions received from the Lessee.

The undersigned, [name of financial institution], a _____ organized under the laws of _____, hereby unconditionally and irrevocably guarantees to pay to you the Lessee's full and timely performance of the Guaranteed Obligations (as defined below) up to the total aggregate of the Guaranteed Amount (as defined below). This Performance Bond is subject to the terms and conditions set forth in this letter:

1. Guaranteed Obligations The obligations of the Lessee to pay the due and payable Fixed Payment and all financial penalties due and payable by the Lessee thereunder are hereby guaranteed (collectively, the "Guaranteed Obligations").
2. Guaranteed Amount. The undersigned's total aggregate liability from the date hereof until the final annual renewal of this Performance Bond shall not exceed the amount of three hundred and fifty thousand U.S. dollars (\$350,000). (the "Guaranteed Amount") notwithstanding that the Performance Bond is renewed annually.
3. Required Documents. The undersigned shall pay the amounts due under this Performance Bond to the Lessor upon the delivery to the undersigned of all of the following documentation:
 - 3.1 A signed draft to the undersigned executed by an officer of the Lessor demanding payment under this Performance Bond, referencing this Performance Bond and specifying the Default Amount (as defined below) and the account information of the Lessor for purposes of payments due to the Lessor hereunder (the "Draft").
 - 3.2 A notarized certificate executed by an officer of the Lessor stating
 - (i) that the Lessee is in default of any of the Guaranteed Obligations, specifying the amount of the default (the "Default Amount");
 - (ii) that the amount in the Draft is due and payable to remedy a default of the Lessee under the Lease Agreement;
 - (iii) that a demand (the "Lessee Demand") was sent to the Lessee requesting payment of the Default Amount and designating the account number; and
 - (iv) that the Lessee Demand was delivered to the Lessee at least thirty (30) days prior to issuing such Draft; and
 - (v) that the Lessor has not received such payment.

DAK



3.3. A copy of the Lessee Demand.

3.4. A copy of the final arbitral award in favour of the Lessor in relation to default by the Lessee under the Lease Agreement.

All Drafts drawn under and in compliance with the terms of this Performance Bond shall be duly honoured by us upon delivery of documents specified above. Except for the documents specified herein, no other documents or other action shall be required notwithstanding any applicable law.

4. Full Force and Effect. This Performance Bond is effective as of the date hereof and shall be in full force and effect until the anniversary of the date hereof and shall be renewed for another year on the eve of the anniversary date. Failure to renew this Performance Bond by the Lessee on that date shall be considered a breach of material provision of this Agreement, and the Lessor shall have the right to call on the performance bond at any time. This Performance Bond shall be returned to us immediately upon the Expiry Date, but shall expire on the Expiry Date whether returned or not, and no claim may be made hereunder after such Expiry Date or after the aggregate of all sums paid by us to you shall equal the Guaranteed Amount whichever is earlier.
5. Independent Obligations. For the avoidance of doubt, our liability under this Performance Bond is legally and totalling independent from the obligations arising under the Lease Agreement.
6. Notices. All notices to be given hereunder shall be given by registered post to the addressee at the address herein set out herein unless such party has provided thirty (30) days written notice of an alternative address.
7. No Discharge. No action, event or condition which by any applicable law should operate to discharge us from our liability hereunder shall have effect and we hereby waive any right we may have to apply such law so that in all respect our liability hereunder shall be irrevocable and except as stated herein unconditional in all respect.
8. No Set-Off. Any payments under this Performance Bond shall be made without any right of set-off or counterclaim and without any deduction of whatsoever nature.
9. Charges and Commissions. All bank charges and commissions incurred with this Performance Bond are for our account.
10. Severability. In case any of the provisions of this Performance Bond is or should become invalid or unenforceable this will not affect the validity or enforceability of the remaining provisions hereof.
11. Governing Law. This Performance Bond shall be governed and construed in accordance with the substantive laws of Nigeria.

[NAME OF FINANCIAL INSTITUTION ISSUING GUARANTY]

Name:
Title:



**JULIUS BERGER
SERVICES NIGERIA
LIMITED
OWNED EQUIPMENT**

**Appendix K
ASSET REGISTER**

SN	Fleet-No.	Description	Manufacturer 1	Manufacturer 2	Year	Value Euro
1	B-5149	Watertanker 2638	DB	Schmitz	1999	98,573
2	B-5294	Tool carrier IT14G	Caterpillar		1999	74,012
3	B-5623	Telescopic forklift TH83	Caterpillar		2001	65,688
4	B-5718	Forklift H50D	Linde		2001	52,915
5	B-6104	Forklift H18D	Linde		2001	25,222
6	B-6116	Forklift H50D	Linde		2001	52,915
7	H-0209	Tugboat 480 HP			1980	127,975
8	K-3553	Truck scale 80 t	Woehwa		1990	22,574
9	K-4421	20'-Container lifting frame	F-Mill		1989	4,090
10	K-6355	Cooling container			1999	6,844
11	P-1889	Station Wagon Passat TDI	VW		2001	16,501
12	P-2075	Station wagon Golf IV SDI	VW		2004	13,110
13	P-2223	Station wagon Golf IV 1.9TDI	VW		2005	??
14	R-820	Hydr. crawler crane 4000	Manitowoc		??	??
15	R-0987	Mobile crane RT865B	Grove	Caterpillar	1996	388,806
16	R-1199	Mobile crane RT875C	Grove	Cummins	2001	421,089
17	R-1214	Mobile crane RT530E	Grove	Cummins	2001	181,227
18	U-2907	Pick up MB308D Sprinter	DB		1997	22,824
19	-	Pipe Lifting Frame	Krueger		2006	12,788
20	-	Pipe Lifting Frame	Krueger		2006	12,788
21	-	Pipe Lifting Frame	Krueger		2006	12,788

SERVICE



DEPARTMENT

1	K-2068	Eng.driv. Welding set SAE 400	1982	11,665
2	K-2488	Tyre mounting machine 4K80	1987	28,604
3	K-2518	Hydraulic wire cable press	1987	50,722
4	K-3071	Surface planing machine AS510	1990	8,433
5	K-3582	Welding rectifier LHF400	1990	2,727
6	K-3904	Circular saw ZBV500	1991	1,422
7	K-4958	Bow saw machine PSB400U	1996	8,403
8	K-6470	Tyre balancing machine Pro 767	2005	2,425
9	U-3382	Ambulance MB 308 CDI DB	2002	46,067



Appendix L

INSURANCE

1. The Lessee shall purchase and maintain, at its expense, insurance for cover against the following.
 - (1) the Lessee's general liability arising out of this Lease to a level not less than US\$10 million. The Lessor shall have the right to review and approve all policies required. The Lessee shall by certificates and, deposit of copies of insurance policies provide proof of compliance;
 - (2) loss, damage or destruction of all commodities moving through the Designated Area under the responsibility of the Lessee;
 - (3) accidents injury or death occasioned to persons lawfully within the Designated Area arising out of its operations or any such other liabilities that may be occasioned to such persons as a result of the Lessee carrying out and/or performing such services as provided for in this Lease;
 - (4) liability to all parties making lawful use of the Designated Area, and their properties;
 - (5) risks arising from deficiencies or failure to dispose of waste materials including those relating to leaking containers, damage to Containers and other property or hazards;
 - (6) Any other risks compulsorily provided for by the laws of Nigeria or the rules and regulations governing the Lessor.
2. The Lessee shall purchase and maintain, at its expense, insurance for cover against Loss, damage or destruction arising from fire and other extraneous perils to the permanent structures, buildings, equipment, improvements and other such fixtures owned by the Lessor and found within the Premises. The Lessee shall take out the Insurance under this clause in the names of the Lessee and the Lessor.
3. The proceeds from such property insurance cover shall be utilized to repair or reconstruct the installations damaged or destroyed with the end view of having them restored to their condition immediately prior to the event, which occasioned the loss or damage. In no case shall the insured amount limit the responsibilities of the Lessee under this Lease.
4. During the continuance of this Lease, the Lessee shall be liable for any (and all) claims, losses, damages, and liabilities relating to the Lessor's Assets, within the Designated Area and the Services, and shall keep the Lessor fully indemnified against any (and all) claims and other legal actions for damages arising therefrom: provided, however that nothing in this Lease shall impose any liability upon the Lessee in respect of any proceedings or claims arising from the acts of a third party or the Lessor, its employees or agents, except if such acts arise, directly or indirectly from the Lessee's negligence.



Appendix M

GUARANTEED MINIMUM TONNAGE

The Lessee is required to achieve ninety per cent (90%) of forecasted volume as contained in their Technical Proposal.

The Lessee guarantees to handle at least ninety per cent (90%) of projected cargo throughput as provided in its technical proposal and hereby attached.

If Lessee fails to achieve at least ninety per cent (90%) of such throughput, the Lessee shall pay the Lessor the throughput fees of the difference between the throughput handled and the guaranteed volume of ninety per cent (90%).

However, if the Lessee achieves between ninety percent (90%) and one hundred percent (100%), the excess throughput fee shall be discounted by ten (10%) per cent.

Any achievement above one hundred per cent (100%) shall attract a discount of twenty (20%) per cent on the excess.

Reconciliation in respect of the guaranteed tonnage shall be conducted not later than four (4) weeks from the end of the operational year.

This guaranteed minimum tonnage requirement shall be applicable twelve (12) months from the Effective Date and shall be subject to review every two (2) years.

- PROJECTED BREAKBULK CARGO THROUGHPUT AS PROPOSED BY THE LESSEE FOR WARRI TERMINAL C

Warri Old Port Terminal C Projection for Export Cargo				
Year	Ships	break bulk transit	TEU	Total Throughput
2006	12	67.950	909	97.000
2007	12	69.245	927	98.900
2008	13	70.645	946	100.900
2009	13	72.045	965	102.900
2010	13	73.550	984	105.000
2015	14	74.955	1.087	115.900



Appendix N

Dredging Plan

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

A handwritten signature in black ink, appearing to be 'DRA' with a long horizontal line extending to the right.