

Agreement to Lease

PG & HA Kiesanowski Family Trust

Lessor

21 Mairehau Road

Christchurch 8083

Eyrebroom Fresh Limited

Lessee

(621 North Eyre Road RD5 Rangiora 7475)

The Lessor and the Lessee have agreed terms for the lease of the property situated at 21 Mairehau Road Marshland. They are as set out below.

1. The land area comprises a total area of 9.677 hectares contained in 3 titles, Identifier 1029903, Identifier CB392/99, and Identifier 511556. The lease covers all improvements including sheds, the coolstore, all inground irrigation, and the house, garage and residential surrounds ("the property").
2. The property will be leased at the rate of \$3,000 per month plus GST \$450, this being the fixed rate until termination of the lease.
3. However for the moment, the inclusion of the house, garage and residential surrounds is deferred so long as PG and HA Kiesanowski remain in occupation of the house, garage and residential surrounds. Whether or not PG and HA Kiesanowski are living in the house, garage and residential surrounds, the rental for the property shall remain at \$3,000 per month plus GST.
4. The Lessor shall continue to pay all outgoings on the property with the exception of power, communications, water charges and rubbish removal which shall be paid by the Lessee.
5. The term of the lease commences on 1st August 2025 and ends on 31st July 31st 2030.
6. The Lessee will have the right to sublet part or all of the property at any time during the term.
7. The Lessor will be responsible for reasonable external maintenance and keeping all improvements on the property watertight. The Lessee will be responsible for reasonable internal maintenance with respect to all improvements on the property.

8. The Lessee will have the right to terminate the lease at any time during the term by giving the Lessor 3 months' notice or otherwise by mutual agreement. If required, the Lessee shall have reasonable access to harvest any crops that are still inground and yet to mature to harvest.

Lessor: PG and HA Kiesanowski Family Trust

PG Kiesanowski Trustee

Date: 8/12/2025

H.A. Kiesanowski Trustee

Date: 8/12/2025

[Signature] Trustee

Date: 8/12/2025

Lessee: Eyrebrook Fresh Limited

Ryan Kiesanowski Director

Date: 8/12/2025

Rebecca Kiesanowski Director
Rebecca Kiesanowski

Date: 8/12/2025