

OpenLandContracts.org

A NEW GLOBAL REPOSITORY

Large-scale land, agriculture, and forestry contracts

SELF-STUDY TRAINING MODULE ONE

OpenLandContracts.org: Introduction and
Key Features



Columbia Center
on Sustainable Investment

A JOINT CENTER OF COLUMBIA LAW SCHOOL
AND THE EARTH INSTITUTE, COLUMBIA UNIVERSITY



UKaid

from the Department for
International Development

Module Objectives and Outline

- 🔥 Objectives of Self-Study Module One:
 - 🔥 Introduce you to OpenLandContracts.org
 - 🔥 Provide an overview of the repository's key features
- 🔥 Outline:
 - 🔥 Part One: OpenLandContracts.org: An Introduction
 - 🔥 Part Two: OpenLandContracts.org: Key Features
 - 🔥 Key Takeaways



Part One

OpenLandContracts.org

An Introduction



Introduction

- 🔥 OpenLandContracts.org is the **first online, searchable, user-friendly repository** of publicly available investor-state “land contracts”
- 🔥 It is **freely available** to everyone



Introduction

- 🔥 For the purposes of OpenLandContracts.org, “**land contracts**” are:
 1. Written agreements
 2. Between host governments (and/or their sub-entities) and investors (either domestic or foreign)
 3. To transfer rights to use, control, or own land
 4. For the purpose of large-scale commercial agriculture (including biofuels and renewable energy production) or forestry projects (such as timber extraction)



Introduction

🔥 **Examples** of land contracts include:

- 🔥 Agricultural Development Agreements
- 🔥 Concession Agreements
- 🔥 Establishment Conventions
- 🔥 Forest Management Contracts
- 🔥 Investment Agreements
- 🔥 Investment Incentive Contracts
- 🔥 Land Lease Agreements
- 🔥 Memoranda of Understanding
- 🔥 Sub-leases
- 🔥 Timber Sale Contracts



Introduction

🔥 The repository features:

1. The **full text** of **contracts**
2. **Plain-language summaries** (or “annotations”) of each contract’s key social, environmental, human rights, fiscal, and operational provisions. These help users to better understand the provisions (and the contract as a whole)
3. **Metadata**, i.e. basic information concerning a contract, including its year of signature and resource type, which is used to categorize contracts featured on the repository



Introduction

- 🔥 You can use the repository to:
 - 🔥 View or download contracts
 - 🔥 Search for contracts by country, resource type, company, and other categories
 - 🔥 Clip or compare annotations of contractual provisions
 - 🔥 Access guides and training materials on land contracts
- 🔥 Governments can also work with the OpenLandContracts.org team to develop country-specific repositories for contract disclosure.



Introduction

- 🔥 Contracts from **around the world** are featured on this global repository, which will continue to expand as the number of disclosed contracts grows:

The screenshot displays the 'OPENLAND CONTRACTS' interface. At the top, there is a search bar labeled 'Search all documents'. Below this, a 'Countries' section is visible, featuring a search input field and a 'View by Resource' button. The main content area shows a grid of country flags, each with its name and the number of contracts associated with it.

Country	Number of Contracts
Cambodia	5
Cameroon	2
Congo, the Democratic Republic of the	56
Ethiopia	52
Ghana	1
Ivory Coast	1
Liberia	30
Madagascar	1
Mali	3
Sierra Leone	4
South Sudan	1
Sudan	1
Timor - Leste	2



Introduction

- 🔥 The repository also features **associated documents**
- 🔥 These are documents that are related to land contracts, which:
 - 🔥 Help to build a more complete picture of the deal underlying a contract
 - 🔥 Give further context regarding the rights and obligations established or affected by a contract
- 🔥 **Examples** of associated documents include:
 - 🔥 Environmental and Social Impact Assessments (ESIAs)
 - 🔥 Community Development Agreements (CDAs)
 - 🔥 Forest Management Plans
 - 🔥 Maps of Concessions



Introduction

- 🔥 OpenLandContracts.org is an initiative of the **Columbia Center on Sustainable Investment (CCSI)**, a joint center of the Columbia Law School and the Earth Institute at Columbia University in New York.
- 🔥 The project is supported by **UK Aid** from the Department for International Development (DFID).
- 🔥 It is a sister site of **ResourceContracts.org**, an online repository of oil, gas, and mining contracts created by the Natural Resource Governance Institute, the World Bank, and CCSI.



Introduction

- 🔥 OpenLandContracts.org aims to:
 1. **Equip** stakeholders with the tools and resources necessary to effectively read and understand land contracts
 2. **Catalyze** broader awareness of the implications of land contracts and their underlying deals
 3. **Demonstrate** that land contract disclosure is both feasible and valuable
 4. **Promote** greater transparency and **facilitate** disclosure of land contracts



Part Two

OpenLandContracts.org

Key Features



Key Features

- 🔥 Part Two of this module provides an overview of OpenLandContracts.org's layout and key features:

- 1. Homepage**

- 2. Searching for Documents**

- a) Free Text*
- b) Category Dropdowns*
- c) Downloading or Sharing Results*

- 3. Viewing a Contract**

- a) PDF View*

- b) Text View*

- c) Searching Within a Contract*

- 4. Annotations**

- 5. Summary Page**

- 6. Clipping & Comparing**

- 7. Additional Resources**



1. Homepage

- 🔥 From the **Homepage**, you can access:
 - 🔥 The *free text search box*, which allows you to run in-text searches, or to search for a specific contract
 - 🔥 A link for *Advanced Search*, which provides dropdown categories for easy searching
 - 🔥 The *menu*, which provides access to the *All Documents* page, in addition to informational pages, including the Glossary and the Guides page
 - 🔥 A *featured box*, which links to the *All Documents* page, the *Countries* page, and the *Resources* page, as well as to preset searches of contractual terms that may be of interest
 - 🔥 A hyperlinked *map* that shows the number of contracts from specific countries



1. Homepage

OPENLAND Beta
CONTRACTS

An online repository of
Open Land Contracts

Search for contracts and associated documents

Advanced search

Search

The search box allows users to search for a specific contract or type of contract using any search term, e.g. "palm oil", "Liberia", or "concession"

167 Documents	15 Countries	39 Resources
------------------	-----------------	-----------------

Explore contract terms:

- Environmental Impact assessment >
- Outgrowers programs >
- Work and Investment commitments >

The "Advanced search" link allows users to access dropdown categories for easy searching

OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)



1. Homepage

The screenshot shows the homepage of OpenLandContracts.org. On the left is a dark green sidebar menu with the following items: Home, All Contracts, View by Country, View by Resource, About OpenLandContracts, Glossary, and Guides. The main content area features a large background image of a green field with a path. At the top left of the main area, the text 'OPENLAND CONTRACTS' is displayed. A red callout box with a white background and a red border points to a hamburger menu icon (three horizontal lines) in the top left corner. The callout box contains the text: *Users can reach the sidebar menu by clicking on this icon*. Below the callout, the main heading reads 'Online repository of Open Land Contracts'. A search bar is present with the text 'Search 167 contracts and associated documents' and a green 'Search' button. Below the search bar is a link for 'Advanced search'. On the right side, there is a statistics box with three columns: '167 Documents', '15 Countries', and '39 Resources'. Below this is a green box titled 'Explore contract terms:' with three items: 'Environmental impact assessment', 'Outgrowers programs', and 'Work and investment commitments', each with a right-pointing arrow. At the bottom of the page, there is a paragraph of text: *OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)*



1. Homepage

The screenshot shows the homepage of OpenLandContracts.org. On the left is a dark sidebar menu with the following items: Home, All Contracts, View by Country, View by Resource, About OpenLandContracts, Glossary, and Guides. The main content area features a large background image of a green field with furrows under a cloudy sky. At the top left of the main area is the logo 'OPENLAND CONTRACTS Beta'. In the center, the text reads 'An online repository of Open Land Contracts'. Below this is a search bar with the placeholder text 'Search 167 contracts and associated documents' and a green 'Search' button. Underneath the search bar is a link for 'Advanced search'. On the right side, there is a statistics box with three columns: '167 Documents', '15 Countries', and '39 Resources'. Below the statistics is a green box titled 'Explore contract terms:' with three items: 'Environmental impact assessment', 'Outgrowers programs', and 'Work and investment commitments', each with a right-pointing arrow. A red speech bubble with a white background and red border contains the text: 'The sidebar menu gives users access to the All Documents page, in addition to pages where contracts are classified by Country and Resource; the Glossary and Guides pages are also accessible from the sidebar menu'. Two red arrows point from the speech bubble to the 'All Contracts' and 'View by Country' items in the sidebar menu. At the bottom of the page, there is a paragraph of text: 'OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)'.

OPENLAND CONTRACTS Beta

Home

All Contracts

View by Country

View by Resource

About OpenLandContracts

Glossary

Guides

An online repository of
Open Land Contracts

Search 167 contracts and associated documents

Search

Advanced search

167 Documents

15 Countries

39 Resources

Explore contract terms:

- Environmental impact assessment
- Outgrowers programs
- Work and investment commitments

OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)



1. Homepage

OPENLAND CONTRACTS

The featured box links to the All Documents page, Countries page, and Resources page, as well as to preset searches of select contractual terms

An online repository of
Open Land Contracts

Search 167 contracts and associated documents **Search**

[Advanced search](#)

167 Documents	15 Countries	39 Resources
-------------------------	------------------------	------------------------

Explore contract terms:

- Environmental impact assessment >
- Outgrowers programs >
- Work and investment commitments >

OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)



1. Homepage

OpenLandContracts.org is a repository of publicly available investment contracts for land, agriculture, and forestry projects. It features plain language summaries of key provisions and provides tools for searching and comparing contracts. [Learn more](#)

Explore Contracts

This hyperlinked map shows the number of contracts from specific countries



Hover over a country to see the number of available contracts; click on a country to access a list of that country's contracts



2. Searching: Free Text Search Box

- 🔥 The free text search box on the **Homepage** is also found at the **top of every page** on the website
- 🔥 You can type anything into the free text search box. The site will then search for your word(s) in all texts that have been extracted from contract PDFs, and will also search all annotations and metadata
- 🔥 Example: Run a search for “Liberia” **and** “palm oil”



2. Searching: Free Text

OPENLAND CONTRACTS Beta

Search all documents

Search results for **"liberia" and "palm oil"**

Using the free text search box to search for "liberia" and "palm oil" returns 6 documents

6 DOCUMENTS

Country: Select, Resource: Select, Year Signed: Select, Company Name: Select, Language: Select, Document Type: Select, Contract Type: Select, Annotation Category: Select

Annotated Contracts Only:

Search, Reset

Share, Download

DOCUMENT :

- Liberia, Liberia Forest Products Incorporated, Investment Agreement, 21 December 2007**
factory and bio-fuel plants, etc) within Liberia which utilize crude palm oil or oil palm related Products taking into consideration the prospects of such production and the impact of such production on... Text
Within 10 years of the contract, or before the commencement of any corporate expansion activity, Liberia Forest Products shall cooperate with the Government to explore the possibility of establishing manufacturing or processing plants within Liberia to utilize crude palm oil or oil palm related products. The prospects of such production and its impact on Liberia's development needs to be taken into account. pg 16 Annotation
- Liberia, LIBINC Oil Palm Inc., Concession Agreement, 28 December 2007**
services to include proper farm management and the transfer of technology to Liberian farmers and to a reasonable extent with existing palm oil research institutions and centers in Liberia, shall... Text
Palm oil and other palm oil related products. pg 8 Annotation

COUNTRY :	YEAR :	RESOURCE :	CONTRACT TYPE :
Liberia	2007	Oil palm or palm oils	Concession Agreement
Liberia	2007	Oil palm or palm oils	Concession Agreement



2. Searching: Free Text

OPENLAND CONTRACTS Beta

Search results for **"liberia" and "palm oil"** 6 DOCUMENTS

Using the free text search box to search for "liberia" and "palm oil" returns any contracts with a matching Annotation or piece of Metadata, or any contracts where the text contains the search term(s)

Country: Select Resource: Select Year Signed: Select Company Name: Select
Language: Select Document Type: Select Contract Type: Select Annotation Category: Select

Annotated Contracts Only

Search **Reset**

Clicking on the document name leads users to the contract view page for that document

Clicking on the language next to "Text" leads users to the first place in the contract text where the search result is found

Clicking on the language next to "Annotation" leads users to the first annotation where the search result is found

DOCUMENT: Liberia, Liberia Forest Products Incorporated, Investment Agreement, 21 December 2007
factory and bio-fuel plants, etc) within Liberia which utilize crude palm oil or oil palm related Products. Taking into consideration the prospects of such production and the impact of such production on... **Text**

Within 10 years of the contract, or before the commencement of any corporate expansion activity, Liberia Forest Products shall cooperate with the Government to explore the possibility of establishing manufacturing or processing plants within Liberia to utilize crude palm oil or oil palm related products. The prospects of such production and its impact on Liberia's development needs to be taken into account. pg 16 **Annotation**

COUNTRY: Liberia YEAR: 2007 RESOURCE: Oil palm or palm oils CONTRACT TYPE: Concession Agreement

Share Download



2. Searching: Free Text

You can also use **targeted search terms** in the free text search box:

- 🔥 + signifies “AND”: Two or more terms or phrases must be in the description. For instance: **consult+indigenous** will return search results for documents that contain both **consult** and **indigenous**.
- 🔥 | signifies “OR”: Either one or the other of the multiple terms specified must be in the description. For instance: **monitoring | consultation** will return search results for documents that contain either **monitoring** or **consultation**.
- 🔥 - negates a search term: Documents possessing the term will be excluded from the search. For instance: **-consent** will exclude documents containing the word **consent**.
- 🔥 “ wraps a number of terms to signify a phrase for searching. For instance: “**local community**” will only return documents that contain that entire phrase.



2. Searching: Free Text

More **targeted search terms** for the free text search box include:

- 🔥 * at the end of a term signifies a prefix query. For instance: **consult*** will return search results for **consult**, **consultation**, **consulting**, **consultant**, etc.
- 🔥 () signifies precedence: Any phrase or term in () has a higher precedence than other terms or phrase. For instance: **(“local community” + “contracts”) | regional** will produce search results where **“local community”** and **“contracts”** have high precedence than **“regional”**.
- 🔥 ~N after a word signifies edit distance (fuzziness), meaning the number of character changes that need to be made to one string or more to make it the same as another string. For instance: **stabilisation~2** will produce search results for both **“stabilisation”**, **“stabilization”** and other terms that have maximum two characters difference in their spelling from the search term.
- 🔥 ~N after a phrase signifies slop amount, meaning how far apart terms are allowed to be while still considering the document a match. For instance: **“local community”~2** returns search results where **“local community”** is a phrase, or where 1 or 2 words appear in between **“local”** and **“community.”**



2. Searching

- 🔥 In addition to the free text search box, you can search for contracts using the **Advanced Search functionality**, which provides various dropdown categories.
- 🔥 The advanced search dropdowns can be found through a link on the home page, which takes you to a *Search* page.
- 🔥 Whenever you are on a page other than the *Search* page, the dropdowns are available by clicking on the free text search box, which will then pop up an “Advanced search” bubble. Clicking on the bubble will open up the dropdowns. You can hide the dropdowns using the “Hide” button.



2. Searching

OPENLAND Beta **CONTRACTS** **Advanced search** 

All Documents Share Download **167** DOCUMENTS

DOCUMENT	COUNTRY	YEAR	RESOURCE	CONTRACT TYPE
Megabois, Contrat de Concession Forestière, 2011	Congo, the Democratic Republic of the	2011	• Timber (Wood)	• Contrat de Concession Forestière
Liberia, ADA Commercial Inc., Concession Contract, 5 April 2008	Liberia	2008	• Rice • Rice products	• Concession Agreement

Placing the cursor in the "Search all documents" box prompts the "Advanced search" button to appear

OPENLAND Beta **CONTRACTS**

Clicking on the "Advanced search" hover prompts the dropdown categories to appear

Country <input type="text" value="Select"/>	Resource <input type="text" value="Select"/>	Year Signed <input type="text" value="Select"/>	Company Name <input type="text" value="Select"/>
Language <input type="text" value="Select"/>	Document Type <input type="text" value="Select"/>	Contract Type <input type="text" value="Select"/>	Annotation Category <input type="text" value="Select"/>

Annotated Contracts Only

Search Reset Hide

All Documents Share Download **167** DOCUMENTS



2. Searching: Dropdowns

- 🔥 Dropdowns provide an easy way to search for different types of documents by **category**
- 🔥 Available dropdown categories include: Country, Resource, Year Signed, Company Name, Language, Document Type, Contract Type, Annotation Category
- 🔥 You can also search for “Annotated Contracts Only”
- 🔥 Example: Run a search by selecting “Liberia” from the *Country* dropdown and “Oil Palm or Palm Oils” from the *Resource* dropdown
 - 🔥 This search will return only contracts that match those categories



2. Searching: Dropdowns

OPENLAND CONTRACTS Beta

All Documents 167 DOCUMENTS

Country **Resource** **Year Signed** **Company Name**

Liberia **Document Type** **Contract Type** **Annotation Category**

Annotated Contracts Only

Select the Country by beginning to type your search term, or by scrolling down through the Country dropdown

Use the same method to select any of the dropdown search categories

DOCUMENT	COUNTRY	YEAR	RESOURCE	CONTRACT TYPE
Megabois, Contrat de Concession Forestière, 2011	Congo, the Democratic Republic of the	2011	• Timber (Wood)	• Contrat de Concession Forestière
Liberia, ADA Commercial Inc., Concession Contract, 5 April 2008	Liberia	2008	• Rice • Rice products	• Concession Agreement
DRC, Bego Congo, Contrat de concession forestière et avenant N. 1, 24 octobre 2011	Congo, the Democratic Republic of the	2011	• Timber (Wood)	• Contrat de Concession Forestière
Bakri Bois Corporation, Contrat de Concession Forestière et Avenant N°1, 2011	Congo, the Democratic Republic of the	2011	• Timber (Wood)	• Contrat de Concession Forestière



2. Searching: Dropdowns

OPENLAND Beta
CONTRACTS

Search all documents

Search results

6 DOCUMENTS

Country: Liberia
Resource: Oil palm or palm oils
Year Signed: Select
Company Name: Select
Language: Select
Document Type: Select
Contract Type: Select
Annotation Category: Select

Annotated Contracts Only

Search Reset

The search returns contracts that match the selected categories

Share Download

DOCUMENT	COUNTRY	YEAR	RESOURCE	CONTRACT TYPE
Liberia, Maryland Oil Palm Plantation, Concession Agreement, 3 March 2011	Liberia	2011	Oil palm or palm oils	Concession Agreement
Liberia, Golden Veroleum (Liberia) Inc., Concession Agreement, 16 August 2010	Liberia	2010	Oil palm or palm oils	Concession Agreement
Liberia, Liberia Forest Products Incorporated, Investment Agreement, 21 December 2007	Liberia	2007	Oil palm or palm oils	Concession Agreement



2. Searching: Downloading or Sharing Search Results

- Once you've searched for documents (using either the free text search box or the dropdowns), you will have a list of returned search results
- From this list, you can download:
 - A CSV file (Excel document) containing a **list of the results**
 - A **PDF version** of any contract returned in the search results
 - A CSV file containing the **annotations** (plain-language summaries) that are attached to any contract returned in the search results
- You can also share your search results on Facebook, Twitter, or via email



2. Searching: Downloading or Sharing Search Results

OPENLAND CONTRACTS Beta Search all documents

Search results 6 DOCUMENTS

Country: Liberia | Resource: Oil palm or palm oils | Year Signed: Select | Company Name: Select

Language: Select | Document Type: Select | Contract Type: Select | Annotation Category: Select

Annotated Contracts Only:

Search Reset

By clicking on the cloud icon, users can download: (1) a PDF version of each listed contract, and (2) a list of annotations for each listed contract

Users can download a full list of their search results, and can share these results on Twitter, Facebook, and by Email

Share Download

DOCUMENT		COUNTRY	YEAR	RESOURCE	CONTRACT TYPE
Liberia, Maryland Oil Palm Plantation, Concession Agreement, 3 March 2011		Liberia	2011	Oil palm or palm oils	Concession Agreement
Liberia, Golden Veroleum (Liberia) Inc., Concession Agreement, 16 August 2010		Liberia	2010	Oil palm or palm oils	Concession Agreement
Liberia, Liberia Forest Products Incorporated, Investment Agreement, 21 December 2007		Liberia	2007	Oil palm or palm oils	Concession Agreement



2. Searching

- 🔥 If you would like further guidance, a **short tutorial video** on *Searching For and Viewing Contracts* is available on the **Guides** page of OpenLandContracts.org:
www.openlandcontracts.org/guides



3. Viewing a Contract

- 🔥 You can **view contracts directly** on the *Contract View* page
- 🔥 For most contracts, there are **two types of views** available:
 1. PDF View (this is the default view)
 2. Text View
- 🔥 Regardless of which view is chosen, the *Contract View* page will include an **annotations column** on the left and a **metadata column** on the right
- 🔥 A **toolbar** on the top allows you to search within the contract's text, choose between PDF View and Text View, and move between pages of a contract. You can also:
 - 🔥 Download the contract
 - 🔥 Email a link to the page, or share it through social media
 - 🔥 Turn on the “clipping” functionality



3. Viewing a Contract

OPENLAND CONTRACTS Beta

Search all documents

Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012

See Summary

Search in this document

TEXT PDF < 1 > of 10

31 ANNOTATIONS

Annotations are listed in the scrolling left hand column

By Page By Topic

All General Environment Fiscal

Operations Social Legal Rules

Arbitration and dispute resolution

In the event of a dispute arising between the Ethiopian government and Green Valley Agro arising out of or in... more

Page 9 (Art 17)

Assignment or transfer

Unless 75% of the land is developed, Green Valley Agro has no right to transfer the land or the right... more

Page 4 (Arts. 4.12-4.13)

Audit mechanisms - financial obligations

Ministry of Agriculture may monitor and establish that Green Valley Agro is discharging and accomplishing its obligations diligently, provided that... more

LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN
MINISTRY OF AGRICULTURE
AND
GREEN VALLEY AGRO PLC

This Land Lease Agreement is made and entered by and between Ministry of Agriculture of PDRF having its principal office at Bole sub city, Addis Ababa, Ethiopia, (herein after referred to as the "Lessor").

and

Green Valley Agro PLC is a Private limited company incorporated and registered under the Ethiopia commercial law, having its Registered Office at H.No 2004/05 Sheger House 6th floor room No 605, Kebele 03/05, Bole sub city, Addis Ababa Ethiopia (herein after referred to as "lessee", which expression where the context admits shall also mean and include its successors and assigns, including a company to be incorporated for the purpose here in after mentioned by the lessee in the Federal Democratic Republic of Ethiopia.

WHEREAS, the lessee, a business organization incorporated to engage in cotton development under the relevant laws of Ethiopia; and requires sufficient land in Gambela Regional State;

WHEREAS, the Lessor is willing to provide the required land lease basis in accordance with the terms and conditions provided hereunder;

NOW THEREFORE, the parties have executed this land lease agreement on 25th January, 2012 under the terms and conditions indicated herein below.

Article 1
Scope of Agreement

Users can toggle between the Text and PDF views, move from page to page, and adjust the zoom

Users can download a PDF version of the contract, share a link to the contract, or turn on the "Clips" tool

Metadata is listed in the right-hand column

Clicking on this ID number will take users to the contract's corresponding Land Matrix deal page

METADATA

Country Ethiopia

Signature Year 2012

Resource Cotton

Type of Contract Land Lease Agreement

Open Contracting Identifier ocds-591adf-3291791899

Disclosure Mode Government

Annex(es) missing from document: Yes

Land Matrix ID #3824

More from Ethiopia



3. Viewing a Contract: PDF View

- 🔥 The PDF View allows you to view the contract in its **original form**: this is generally a scanned version of the original hard copy
- 🔥 This allows you to view any stamps of approval, signatures, or other **unique elements** of the contract
- 🔥 Annotations are visible on and linked to the PDF View



3. Viewing a Contract: PDF View

The screenshot displays the 'OPENLAND CONTRACTS' interface. At the top, there is a search bar and a document title: 'Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012'. A 'See Summary' button is visible in the top right. The main content area shows a PDF document with a table of contents on the left and a metadata sidebar on the right. A red arrow points from a table of contents entry to a specific article in the PDF.

Table of Contents (Left Sidebar):

- Assignment or transfer
 - Unless 75% of the land is developed, Green Valley Agro has no right to transfer the land or the right to use the land and properties to other persons; Upon developing 75% of the land, Green Valley Agro can transfer the developed portion of the land or the properties on the land to other persons only with prior written consent of Ministry of Agriculture less Page 4 (Arts. 4.12-4.13)
- Audit mechanisms - financial obligations
 - Ministry of Agriculture may monitor and establish that Green Valley Agro is discharging and accomplishing its obligations diligently, provided that... more Page 4 (Arts. 5.1, 5.3)
- Cancellation or termination
 - The contract may be terminated upon: (a) the expiration of the term of the contract (b) a failure of Ministry... more Page 5 (Arts. 3.6, 9, 5.2; 6.5)

PDF Document (Center):

4.5 Under the contract, the lessee shall develop 1/3 of the leased plot of land within the first year from the date of signing of this land lease contract or from the date of the contract, whichever is later; accordingly, it shall develop the leased land within a period of not more than 3 years starting from the date of signing of this contract.

4.6 Up on expiry or termination of land lease contract or revocation of investment license, the lessee shall hand over the leased land in good order and hand over the leased land to lessor within a period not exceeding one year.

4.7 Lessee shall provide correct data and investment activity reports upon request by the Ministry of Agriculture.

4.8 Once the annual land lease rent becomes payable up on completion of the grace period, the lessee has the obligation to settle the current annual land rent including the prorated amount of the grace period to the Regions where the land is located during the months December up to June every year as per predetermined lease rate for rural lands.

4.9 Lessee shall, up on entering into the lease contract, submit an advance action plan as regards the use of the leased rural land accompanied by this contract document to the Ministry of agriculture.

4.10 The lessee shall in no way make any unauthorized use of the leased land beyond the predetermined purpose or objective or plan as stated in article 3 of this agreement without expressed consent of the lessor in writing.

4.11 Dividing the leased land among the share holders to develop in an independent way or all result in termination of the contract.

4.12 Unless 75% of the land is developed, Green Valley Agro ... - Arts. 4.12-4.13 >>

Annotations (Center):

Clicking on an Article reference for an annotation automatically scrolls the contract to the page containing the first relevant annotated provision

Metadata Sidebar (Right):

- METADATA
- Country: Ethiopia
- Signature Year: 2012
- Resource: Cotton
- Type of Contract: Land Lease Agreement
- Open Contracting Identifier: ocds-591adf-3291791899
- Disclosure Mode: Government
- Annex(es) missing from document: Yes
- Land Matrix ID



3. Viewing a Contract: Text View

- 🔥 The Text View enables you to read the contract in **plain text** (rather than in the original PDF format)
- 🔥 This can be useful if the PDF file is difficult to read, and also enables you to run **in-text searches** (through using the “search in this document” box in the toolbar, or even through using a Control+F search)



3. Viewing a Contract: Text View

Where does the text version come from?

- 🔥 To generate a Text version, each contract is first processed (when possible) using **Optical Character Recognition** (OCR) software
- 🔥 Each extracted text is then manually reviewed and amended for accuracy through **Mechanical Turk** (MT), an online transcription service
- 🔥 To improve accuracy, each text version is then **further reviewed** (and amended if necessary) by a research assistant working for the OpenLandContracts.org team
- 🔥 **Caution!** While we aim for accuracy, the text may contain errors and differences from the contract's original PDF file



3. Viewing a Contract: Text View

The screenshot displays the Openland Contracts interface. At the top, the logo 'OPENLAND CONTRACTS Beta' is visible next to a search bar labeled 'Search all documents'. Below this, the document title 'Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012' is shown, with a 'See Summary' button on the right. The main content area is titled 'Search in this document' and shows a document viewer with 'TEXT' and 'PDF' tabs. A red arrow points from the search bar to the text view. The document content is displayed in a text view, starting with 'LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN MINISTRY OF AGRICULTURE AND GREEN VALLEY AGRO PLC'. A yellow warning banner at the top of the document text states: 'The text below was created automatically and may contain errors and differences from the contract's original PDF file. Learn more'. A red callout box with the text 'The Text view enables users to run an in-text search for terms within the contract' is overlaid on the document text. The right sidebar contains a 'METADATA' section with fields for Country (Ethiopia), Signature Year (2012), Resource (Cotton), Type of Contract (Land Lease Agreement), Open Contracting Identifier (ocds-591adf-3291791899), Disclosure Mode (Government), Annex(es) missing from document (Yes), Land Matrix ID (#3824), and More from Ethiopia. The left sidebar shows '31 ANNOTATIONS' with filters for 'By Page' and 'By Topic', and a list of annotations under categories like 'Arbitration and dispute resolution', 'Assignment or transfer', and 'Audit mechanisms - financial obligations'.



3. Viewing a Contract: Text View

OPENLAND CONTRACTS Beta

Search all documents

Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012

termination

Search result for "termination"

Pg 7 Article 9 Ground for contract termination The land lease Agreement may be terminated for the following reasons, namely: 9.1 Upon expiry of the Lease contract period, or such extended

Pg 9 with fee for the purpose of soil testing and mapping.6.5 The lessor shall issue 6 (six) month advance notice prior to termination of this contract on the grounds of failure to develop the land

Pg 6 with fee for the purpose of soil testing and mapping.6.5 The lessor shall issue 6 (six) month advance notice prior to termination of this contract on the grounds of failure to develop the land

Pg 8 with fee for the purpose of soil testing and mapping.6.5 The lessor shall issue 6 (six) month advance notice prior to termination of this contract on the grounds of failure to develop the land

Pg 10 with fee for the purpose of soil testing and mapping.6.5 The lessor shall issue 6 (six) month advance notice prior to termination of this contract on the grounds of failure to develop the land

Dividing the lease land among shareholders to develop in an independent way or subleasing to any party is strictly forbidden and will result in a termination of the contract;... more

TEXT PDF 7 of 10

1 The text below was created automatically and may contain errors and differences from the contract's original PDF file. Learn more

7 Article 9 Ground for contract termination

The land lease Agreement may be terminated for the following reasons, namely:

9.1 Upon expiry of the Lease contract period, or such extended period as may be agreed by parties.

9.2 Upon the failure of the lessor to deliver the land to the lessee due to causes other than 'Force majeure'.

9.3 Upon the failure of the lessor to fulfill or observe any of its obligations or covenants herein contained after the Lessee has given a written notice of six months and the Lessor fails to so observe and perform.

9.4 Upon the failure of the Lessee to settle the annual rental and other relevant tax payments for two consecutive years.

9.5 Upon the failure of the Lessee to perform its obligations, within its control under this contract after the Lessor has given to the lessee six months prior notice calling upon the lessee to observe and perform such obligations

9.6 Upon giving at least a six month advance notice by the lessor in writing to the lessee to terminate this lease contract for better public interest as indicated on sub article 5.4.

9.7 Upon giving at lease a six month advance notice by the lessee in writing to the lessor to terminate this lease contract for its own good reasons as indicated on sub article 3.6.

Article 10 Consequences of Contract Termination Procedure

10.1 On termination of this Land Lease Agreement, the Lessee shall surrender the leased land back to the Lessor within one year from the date of termination.

10.2 If this Agreement is terminated by the Lessee for any of the reasons stated in Article 9.3 and 9.6 the lessor shall pay

See Summary

METADATA

Country Ethiopia

Signature Year 2012

Resource Cotton

Type of Contract Land Lease Agreement

Open Contracting Identifier ocds-591adf-3291791899

Disclosure Mode Government

Annex(es) missing from document Yes

Land Matrix ID #3824

More from Ethiopia

Example: searching for the term "termination" yields a list of results where "termination" is mentioned in either: (1) the text of the contract, or (2) an annotation



4. Annotations

- 🔥 Annotations are **plain language summaries** of the key provisions of each contract
- 🔥 They can assist you in **understanding the meaning** of important contractual provisions, or in **finding where certain issues are addressed** in a contract
- 🔥 You can view the annotations attached to each contract in **three ways**:
 1. Alongside the Contract, in either the PDF View or Text View
 2. On a contract's Summary Page
 3. By downloading a CSV file containing a list of a contract's annotations



4. Annotations

- 🔥 When viewing annotations alongside a contract (either in PDF View or Text View), you can group them *By Page* or *By Topic*
 - 🔥 *By Page* lists them in order of their appearance in the contract
 - 🔥 *By Topic* organizes them into topical categories:
 - 🔥 *General*: basic information, such as company name, project location, resource(s), year contract signed, etc.
 - 🔥 *Environment*: water use, requirements for EIAs or environmental monitoring, etc.
 - 🔥 *Fiscal*: taxes, surface fees or rent, etc.
 - 🔥 *Operations*: infrastructure, land use outside of concession area, etc.
 - 🔥 *Social*: employment and training commitments, local development agreements, etc., and other issues affecting local communities or workers, such as use of physical security or rights to access area
 - 🔥 *Legal Rules*: dispute resolution (including arbitration), governing law, force majeure, etc.



4. Annotations

OPENLAND CONTRACTS Beta

Search all documents

Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012

See Summary

Search in this document

31 ANNOTATIONS

By Page By Topic

All General Environment Fiscal Operations Social Legal Rules

Arbitration and dispute resolution

In the event of a dispute arising between the Ethiopian government and Green Valley Agro arising out of or in... more

Page 9 (Art 17)

Assignment or transfer

Unless 75% of the land is developed, Green Valley Agro has no right to transfer the land or the right... more

Page 4 (Arts. 4.12-4.13)

Audit mechanisms - financial obligations

Ministry of Agriculture may monitor and establish that Green Valley Agro is discharging and accomplishing its obligations diligently, provided that... more

LAND RENT CONTRACTUAL AGREEMENT MADE BETWEEN
MINISTRY OF AGRICULTURE
AND
GREEN VALLEY AGRO PLC

This Land Lease Agreement is made and entered by and between Ministry of Agriculture of FDRF having its principal office at Bole sub city, Addis Ababa, Ethiopia, (herein after referred to as the "Lessor").

and

Green Valley Agro PLC is a Private limited company incorporated and registered under the Ethiopia commercial law, having its Registered Office at H.no 2004/05 Sheger House 6th floor room No 005, Kebele 03/05, Bole sub city, Addis Ababa Ethiopia (herein after referred to as "lessee", which expression where the context admits shall also mean and include its successors and assigns, including a company to be incorporated for the purpose here in after mentioned by the lessee in the Federal Democratic Republic of Ethiopia,

WHEREAS, the lessee, a business organization incorporated to engage in cotton development under the relevant laws of Ethiopia; and requires sufficient land in Gambela Regional State;

WHEREAS, the Lessor is willing to provide the required land lease basis in accordance with the terms and conditions provided hereunder,

NOW THEREFORE, the parties have executed this land lease agreement on 25th January, 2012 under the terms and conditions indicated herein below.

Article 1
Scope of Agreement

Country Ethiopia

Signature Year 2012

Resource Cotton

Type of Contract Land Lease Agreement

Open Contracting Identifier ocds-591adf-3291791899

Disclosure Mode Government

Annex(es) missing from document Yes

Land Matrix ID #3824

More from Ethiopia

Annotations can be sorted by page or by topic

Clicking on an annotation Article reference will automatically scroll the PDF to the page of the contract that contains the first summarized provision

Yellow annotation markers indicate the location of the annotated provision on the page



4. Annotations

The screenshot displays the Openland Contracts interface. At the top, the document title is "Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012". A search bar is present. The main document content is a PDF, with a toolbar showing "TEXT" and "PDF" views, and page navigation (2 of 10). On the left, a sidebar lists "31 ANNOTATIONS" with filters for "By Page" and "By Topic" (All, General, Environment, Fiscal, Operations, Social, Legal Rules). A specific annotation is highlighted with a yellow box, and a red arrow points to it. The annotation text reads: "The contract can be renewed for additional years if mutually ... - Art. 2.1; Art. 8 >>". Below the annotation, the text "Renewal or extension of term" is visible. On the right, a "METADATA" sidebar lists details such as "Country Ethiopia", "Signature Year 2012", "Resource Cotton", "Type of Contract Land Lease Agreement", "Open Contracting Identifier ocds-591adf-3291791899", "Disclosure Mode Government", "Annex(es) missing from document Yes", "Land Matrix ID #3824", and "More from Ethiopia". A green button labeled "See Summary" is located at the top right of the metadata sidebar, with a red arrow pointing to it. A red arrow also points from the annotation text to the "See Summary" button. A red text box with a white background and a red border contains the text: "Hovering over the yellow annotation markers will bring up an annotation box with the annotation text, title, and article reference".

Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012

Search all documents

Search in this document

31 ANNOTATIONS

By Page By Topic

All General Environment Fiscal Operations Social Legal Rules

Arbitration and dispute resolution

In the event of a dispute arising between the Ethiopian government and Green Valley Agro arising out of or in... more

Page 9 (Art 17)

Assignment or transfer

Unless 75% of the land is developed, Green Valley Agro has no right to transfer the land or the right... more

Page 4 (Arts. 4.12-4.13)

Audit mechanisms - financial obligations

Ministry of Agriculture may monitor and establish that Green Valley Agro is discharging and accomplishing its obligations diligently, provided that... more

TEXT PDF 2 of 10

See Summary

METADATA

Country Ethiopia

Signature Year 2012

Resource Cotton

Type of Contract Land Lease Agreement

Open Contracting Identifier ocds-591adf-3291791899

Disclosure Mode Government

Annex(es) missing from document Yes

Land Matrix ID #3824

More from Ethiopia

The contract can be renewed for additional years if mutually ... - Art. 2.1; Art. 8 >>

Renewal or extension of term

Hovering over the yellow annotation markers will bring up an annotation box with the annotation text, title, and article reference

Clicking here leads to the Contract Summary Page



5. Summary Page

- ◆ Each contract's **Summary Page** contains:
 1. The contract's Open Contracting ID and metadata
 2. Further information on the company/investor
 3. A list of any associated documents that are relevant to the contract
 4. The source URL for contracts originally uploaded on another website
 5. A list of the contract's annotations, organized by category



5. Summary Page

- Both on the **Summary Page** and in the metadata column (featured on the *Contract* and *Text View* pages of each contract), you'll find the contract's **Open Contracting ID**
 - This is a unique identifier for the contract (much like an ISBN for a publication)
 - By attaching an Open Contracting ID to each contract, data users can conduct structured analyses across various contracts
 - For further information, see:
<http://standard.open-contracting.org>



5. Summary Page

- Where available, the following type of information regarding the company/investor is also provided:
 - Jurisdiction of incorporation:** The country in which the company is incorporated
 - OpenCorporates ID:** This is a link to the company's profile on OpenCorporates.com
 - Company address:** The company's registered address
 - Corporate grouping:** As described by OpenCorporates: a “loose collection of different companies” considered to be part of the same group
- This information is drawn from the contract and from OpenCorporates (<https://opencorporates.com/>)



5. Summary Page

OPENLAND Beta
CONTRACTS

Search all documents

Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012 [View Document](#)

This box lists the contract's metadata, i.e. basic information about the contract

Open Contracting ID : ocds-591adf-3291791899	
Language English	Country Ethiopia
Government Entity • Ministry of Agriculture	
Signature Date February 27, 2012	Document Type Contract
Type Of Contract Land Lease Agreement	Resource Cotton
Land Matrix ID #3824	

Each contract is assigned an Open Contracting identifier (or "OCID")

Annotations 1

- Arbitration and dispute resolution
- Assignment or transfer
- Dispute mechanisms - financial obligations
- Cancellation or termination
- Corporate headquarters

To view the annotations on the Summary Page, users can click on: (1) specific hyperlinked annotation categories; or (2) "View all Annotations" - alternatively, users can simply scroll down the Summary Page

2 [View all Annotations](#) ▾



5. Summary Page

COMPANY

Company Name Green Valley Agro PLC	Jurisdiction of Incorporation -	OpenCorporates ID -
Company Address -	Company Number -	Corporate Grouping -

ASSOCIATED DOCUMENTS

No associated documents available.

The Summary Page also lists information about the Company, any Associated Documents for this contract, the Source URL, and the contract's Disclosure Mode

SOURCE

Source URL http://www.moa.gov.et/documents/93087/469745/Green...	Disclosure Mode Government
---	--------------------------------------

31 ANNOTATIONS

Users can also read the contract's annotations on the Summary Page

- General
- Environment
- Fiscal
- Operations

GENERAL

Corporate headquarters
H.no 2004/5 Sheger House 6th floor room 605, Kebele 03/05, Bole sub city, Addis Ababa, Ethiopia
Page 1 (Preamble)



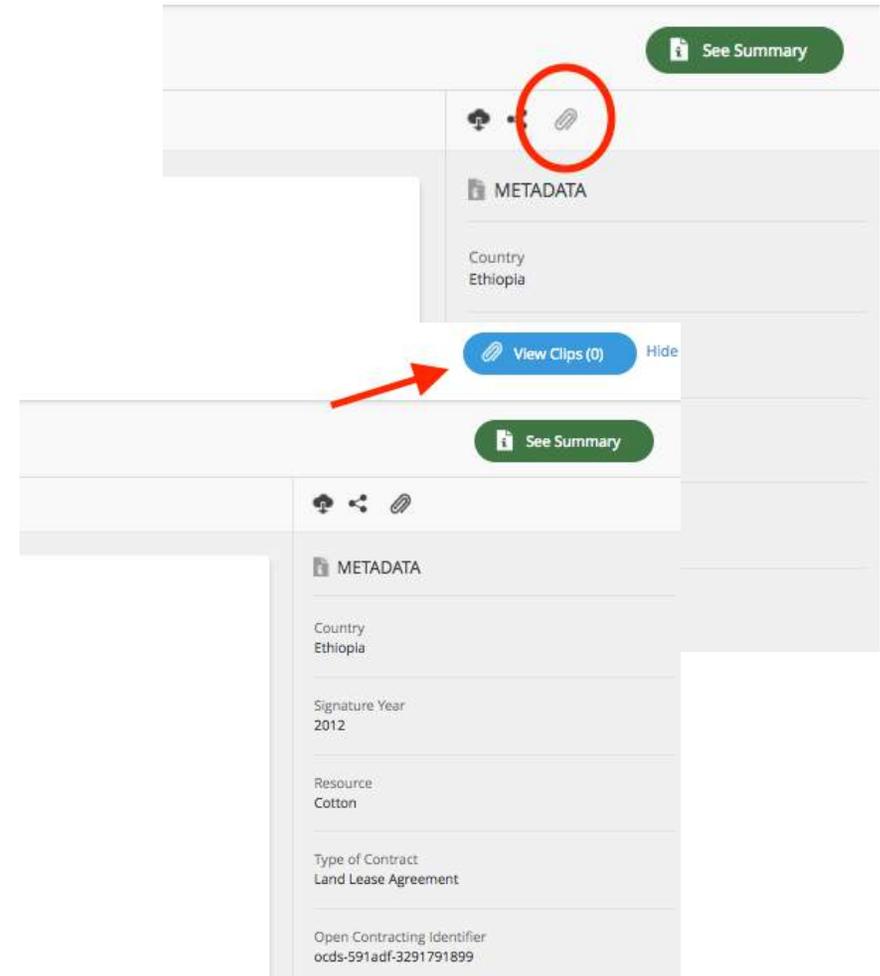
6. Clip and Compare

- The **Clips** tool allows you to **select and compare the text of Annotations** from one or more contracts
- It thus provides an easy way to **compare and analyze** Annotations for specific provisions



6. Clip and Compare

- 🔥 To **activate** the Clips tool, click on the “Clip” icon, which appears in the toolbar on the Contract View page for all documents
- 🔥 When the “**View Clips**” option is visible, this indicates that the Clipping function has been activated



6. Clip and Compare

- 🔥 To Clip an **individual** Annotation, click the icon beside that Annotation
- 🔥 To Clip **all** Annotations, click “Clip All”

The screenshot displays the OPENLAND CONTRACTS interface. At the top, there is a search bar labeled "Search all documents" and a document title "Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012". Below the title, there is a search bar for the document and a navigation bar with "TEXT" and "PDF" options. The main content area shows a document with several yellow boxes highlighting text. A sidebar on the left lists 31 annotations, with a "Clip All" button and individual clip icons. Red arrows point from the text "Click here to 'Clip all'" to the "Clip All" button and from "Click here to Clip an individual annotation" to one of the individual clip icons.

OPENLAND Beta CONTRACTS

Search all documents

Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012

Search in this document.

TEXT PDF

1 of 10

31 ANNOTATIONS

By Page By Topic

All General Environment Fiscal

Operations Social Legal Rules

Clip All

Arbitration and dispute resolution

In the event of a dispute arising between the Ethiopian government and Green Valley Agro arising out of or in... more

Page 9 (Art 17)

Click here to "Clip all"

Click here to Clip an individual annotation

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and

Green Valley Agro PLC is a Private limited company incorporated and registered under the Ethiopia commercial law, having its Registered Office at H.no 2004/05 Sheger House 6th floor room No 605, Kebele 03/05, Bole sub city, Addis Ababa Ethiopia [herein after referred to as "lessee", which expression where the context admits shall also mean and include its successors and assigns, including a company to be incorporated for the purpose



6. Clip and Compare

- 🔥 Clicking on “**View Clips**” allows you to:
 - 🔥 **View** a list of all clipped Annotations
 - 🔥 **Download** a CSV file of all clipped Annotations
 - 🔥 Download a PDF bundle of contract pages corresponding to the clipped Annotations
 - 🔥 **Print** and **Share** your Clips



6. Clip and Compare

- 🔥 In the **example** below, a user is comparing annotations for “Arbitration and dispute resolution” provisions from two contracts – one from Ethiopia, and another from Liberia

OPENLAND CONTRACTS Beta

Search all documents

View Clips (2) Hide

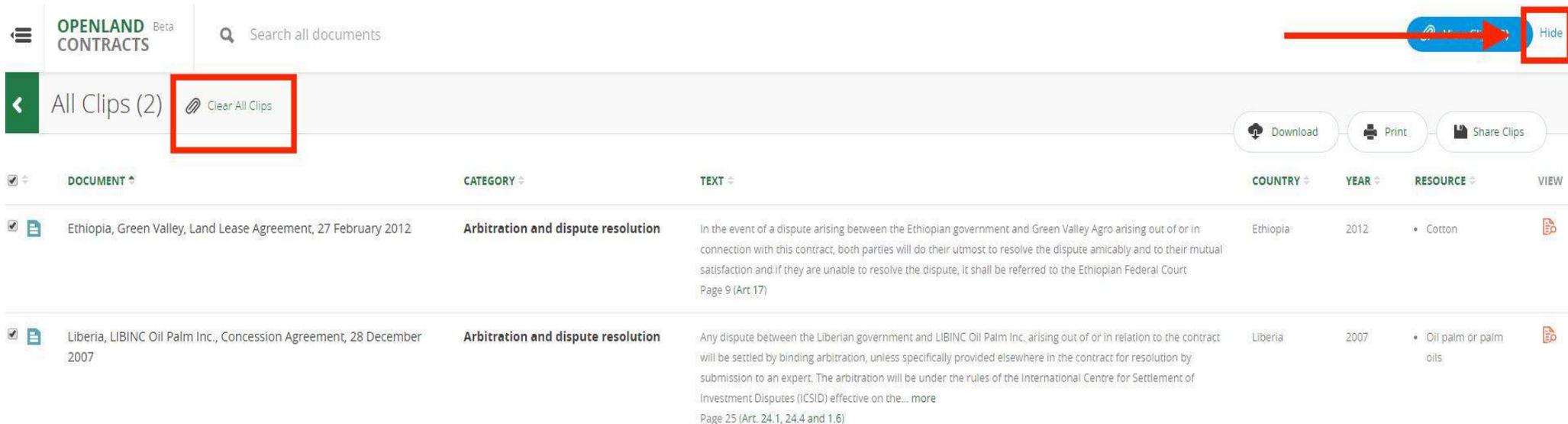
All Clips (2) Clear All Clips

DOCUMENT	CATEGORY	TEXT	COUNTRY	YEAR	RESOURCE	VIEW
<input checked="" type="checkbox"/> Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012	Arbitration and dispute resolution	In the event of a dispute arising between the Ethiopian government and Green Valley Agro arising out of or in connection with this contract, both parties will do their utmost to resolve the dispute amicably and to their mutual satisfaction and if they are unable to resolve the dispute, it shall be referred to the Ethiopian Federal Court Page 9 (Art 17)	Ethiopia	2012	Cotton	
<input checked="" type="checkbox"/> Liberia, LIBINC Oil Palm Inc., Concession Agreement, 28 December 2007	Arbitration and dispute resolution	Any dispute between the Liberian government and LIBINC Oil Palm Inc. arising out of or in relation to the contract will be settled by binding arbitration, unless specifically provided elsewhere in the contract for resolution by submission to an expert. The arbitration will be under the rules of the International Centre for Settlement of Investment Disputes (ICSID) effective on the... more Page 25 (Art. 24.1, 24.4 and 1.6)	Liberia	2007	Oil palm or palm oils	



6. Clip and Compare

- 🔥 To **delete** your clippings, click “Clear all Clips”
- 🔥 To **de-activate** the Clips tool, click “Hide”
- 🔥 Unless you clear your clippings, they will be saved for multiple browsing sessions (provided that you use the same browser and device to visit the site)



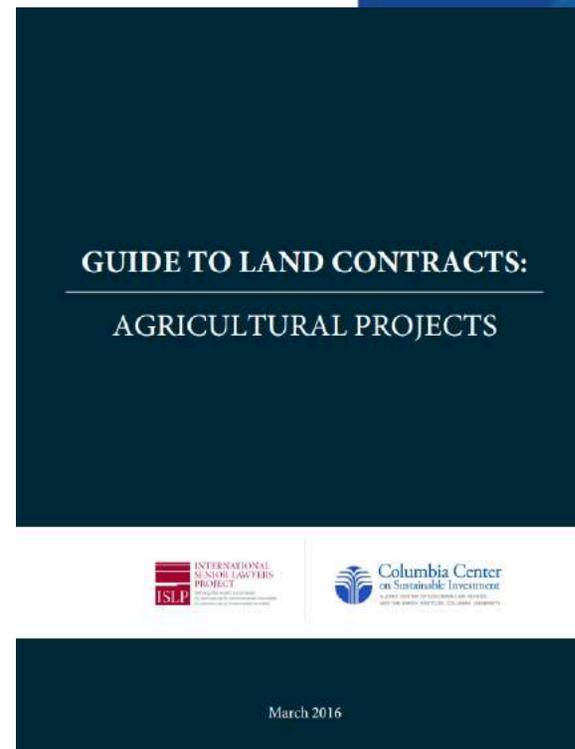
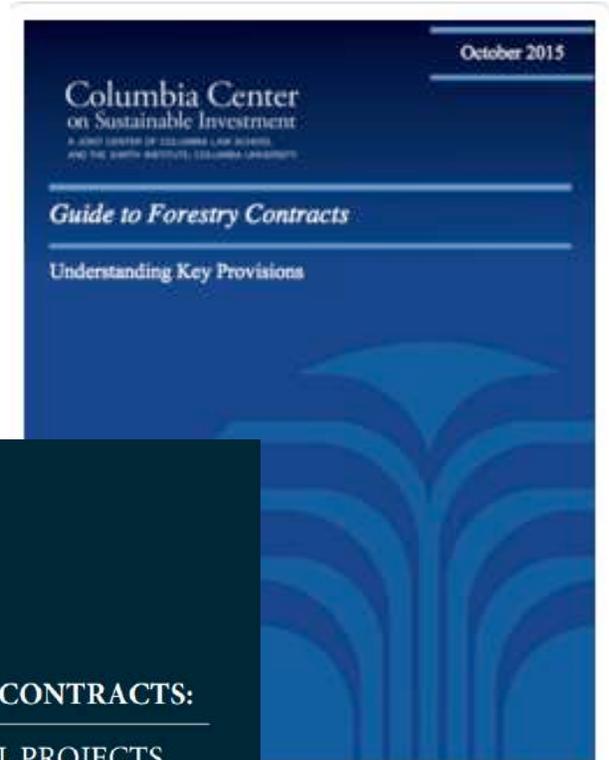
The screenshot displays the OPENLAND CONTRACTS interface. At the top left, there is a search bar labeled "Search all documents". Below the search bar, the "All Clips (2)" section is visible, featuring a "Clear All Clips" button with a trash icon, which is highlighted by a red box. In the top right corner, a "Hide" button is also highlighted by a red box, with a red arrow pointing to it from the left. Below the "All Clips" section, there are three buttons: "Download", "Print", and "Share Clips". The main content area is a table with columns: DOCUMENT, CATEGORY, TEXT, COUNTRY, YEAR, RESOURCE, and VIEW. The table contains two rows of data.

DOCUMENT	CATEGORY	TEXT	COUNTRY	YEAR	RESOURCE	VIEW
Ethiopia, Green Valley, Land Lease Agreement, 27 February 2012	Arbitration and dispute resolution	In the event of a dispute arising between the Ethiopian government and Green Valley Agro arising out of or in connection with this contract, both parties will do their utmost to resolve the dispute amicably and to their mutual satisfaction and if they are unable to resolve the dispute, it shall be referred to the Ethiopian Federal Court Page 9 (Art.17)	Ethiopia	2012	Cotton	
Liberia, LIBINC Oil Palm Inc., Concession Agreement, 28 December 2007	Arbitration and dispute resolution	Any dispute between the Liberian government and LIBINC Oil Palm Inc. arising out of or in relation to the contract will be settled by binding arbitration, unless specifically provided elsewhere in the contract for resolution by submission to an expert. The arbitration will be under the rules of the International Centre for Settlement of Investment Disputes (ICSID) effective on the... more Page 25 (Art. 24.1, 24.4 and 1.6)	Liberia	2007	Oil palm or palm oils	



7. Additional Resources

- OpenLandContracts.org also makes additional resources available
- These include **two guides** to assist users in understanding the technical provisions and language commonly found in land contracts: *Guide to Forestry Contracts* and *Guide to Land Contracts: Agricultural Projects*
- Both are available for download from the **Guides** page



7. Additional Resources

- Also available on the **Guides** page:
 - Additional training modules**
 - A **briefing note** on transparency in land-based investment, and an accompanying **summary** of relevant guidelines and principles
 - A **short tutorial video** that guides you through the site's search features is available on the **Guides** page
- Key **guidelines and principles** relevant to land contract transparency are also available for download from the **About** page
- The **Glossary** and **FAQ** pages further assist users in making the best use of the repository and the information available through it



Key Takeaways

- 🔥 OpenLandContracts.org is the **first online, searchable, user-friendly repository** of land contracts
- 🔥 OpenLandContracts.org features the **full text** of investor-state land contracts and **plain-language summaries** of key provisions
- 🔥 A range of **key features**, including advanced search functions, and **additional resources** assist users in accessing land contracts and understanding their implications
- 🔥 Additional resources available on OpenLandContracts.org include **guides, training modules, and a short tutorial video**; these resources support users in applying the repository's key features



OpenLandContracts.org

A NEW GLOBAL REPOSITORY

Questions?

Email us:

info@openlandcontracts.org