

LEASE AGREEMENT

This lease Agreement is made on the 1st day of April 2020 and will replace all previous agreements valid from this date.

BETWEEN

Mrs. Asha Shabani George Mbwana, Aziza Mbwana Salim and Salim Mbwana Salim (and these three act on behalf of Aminata Mbwana Salim and Abdulkadri Mbwana Salim as per the power of attorney they have been given) whose Postal Address is P. O. Box 45444 Dar es Salaam (hereafter referred to as "the Lessor") which expression and when the context so admits shall include their legal representative, agents, assigns and successors in title) of the one party.

AND

Nordic Computers Limited whose postal address is P. O. Box 40591, Dar es Salaam (hereafter referred to as "the Lessee") of the other party.

- A. **WHEREAS** the Lessor is the lawful occupier of the property located on plot no. 161, off Migombani Road, Regent Estate, Kinondoni District, Dar es Salaam (hereafter referred to as the "demised premises") This includes the main house, servant's quarter and everything else erected on the compound within the bricked walls.
- B. **WHEREAS** the Lessee has presented himself to the Lessor as having the capacity, desire, intention and willingness to let the said premises at an agreed consideration and upon the terms and conditions hereafter set forth.

NOW THEREFORE:

It is hereby agreed between the parties hereto as follows:




1. TERM

The term of the lease shall be three years starting the 1st April 2020, ending on 31st of March 2023. At the expiration of the said term, the parties shall negotiate with a view to extending the lease for duration and rent which shall be mutually agreed.

2. RENT

The gross monthly rent is fixed at USD 1,800 (US Dollar one thousand eight hundred only). The payment schedule is as follows:

Date payable	Amount payable	Equals
01 April 2020	USD 14,400 (10% withholding tax to be deducted)	8 months' rent
01 Dec 2020	USD 7,200 (10% withholding tax to be deducted)	4 months' rent
01 April 2021	USD 14,400 (10% withholding tax to be deducted)	8 months' rent
01 Dec 2021	USD 7,200 (10% withholding tax to be deducted)	4 months' rent
01 April 2022	USD 14,400 (10% withholding tax to be deducted)	8 months' rent
01 Dec 2022	USD 7,200 (10% withholding tax to be deducted)	4 months' rent

  **Nordic
Computers**
P. O. Box 40591
Dar es Salaam, Tanzania 

10% withholding tax will be deducted from these payments and paid to TRA by the Lessee in accordance with Tanzanian law.


The rent is payable directly to Mrs. Asha S. G. Mbwana.

3. Renovation/repair

The Lessor is responsible for doing yearly maintenance of the building of things that are affected due to wear and tear.

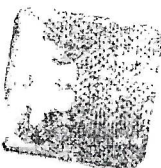
4. The LESSEE hereby covenants with the LESSOR

- a. The Lessee shall keep the demised premises in good and tenable repair and shall permit the Lessor and his agents with or without workmen or others at all reasonable times with prior notice to enter the demised premises and inspect the condition thereof.
 - b. The Lessee shall be responsible for all charges arising out of the consumption of electricity, water, telephone and other utilities that shall become due in the demised premises during the Lease period unless overconsumption is related to improper maintenance by the Lessor.
 - c. The Lessor shall ensure all outstanding charges/bills in respect to water, electricity and telephones etc. are settled and cesspits emptied before the formal handing over of the demised premises to the Lessee.
 - d. The Lessor shall ensure the water system is erected and working properly in the premises before the commencement of the tenancy.
5. The Lessee shall not erect without the consent in writing of the Lessor any permanent structure.
6. The Lessee shall not assign, sublease, or part with the possession of the demised premises or any part thereof without written consent of the Lessor.
7. The Lessee will be using the property to carry out business within the field of Nordic Computers Ltd. and its directors. Employees and guests of Nordic Computers Ltd. are allowed to live on the premises as well.
Further that the Lessee shall not use or permit to be used, the demised premises, in a manner that leads to public nuisance breach of any law or peace or in any manner giving rise or creating any liability, lien, charge or any encumbrance whatsoever.
8. Upon the Lessee abiding by the conditions, terms and covenants herein stipulated, the Lessor shall permit the Lessee to peacefully and quietly possess and enjoy the demised premises during the duration of the Lease without unnecessary disturbance.

Ab

NORDIC
COMPUTERS
P. O. Box 40591
Dar-es-Salaam, Tanzania

M. (kv)

9. The Lessee shall on the termination/expiration of this Lease deliver possession of the demised premises to the Lessor in a good tenable condition.
10. The parties shall be at liberty to renew or terminate the Lease provided that a written notice is served by the party seeking such renewal or termination with at least three months' notice. Failure to serve three months' notice will be penalized at the cost of two months' rent (\$ 3,600 (US Dollar three thousand six hundred only) to be paid to the other party as to cover the loss/inconveniences the other party might have related hereto. No termination without three months' notice is valid until this amount has been fully paid to the other party by the party seeking the termination. In case the Lessor terminates the contract within a lease period that has already been paid for in advance by the Lessee, the Lessor has to refund an amount of US\$ 1,800 (USD One Thousand Eight Hundred only) for every month's cancellation to the lessee, before the termination is fully valid. For avoidance of doubt, failure to serve renewal notice by either party shall not waive the Lessor's right to demand payment of rent for the subsequent Lease period neither shall it waive the Lessee's obligation to pay such rent.
11. It is hereby agreed that in respect to the demised premises the parties hereto shall respectively have all the rights and be subject to all liabilities of a Lessor and a Lessee as provided by the law governing the relationship of Landlord and Tenant in Tanzania.
12. The Lessee will have the right to:
- Erect/put up signs/billboards and other commercial objects as long as this is not permanently affecting the property and can be taken down upon end of the lease period.
 - Cut down trees etc. if they are a security concern or inconvenient in any other way.
13. The Lessor is responsible for paying all taxes and other charges to public/government related institutions except the withholding tax on rent as agreed in above mentioned.
14. The Lessee will only be held responsible for damage to the leased property if this is caused by direct misuse. The Lessor shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as lessor shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.
15. This Lease Agreement shall be governed by and construed in accordance with Tanzanian law.

 **Nordic**
Computer
P. O. Box 40591
Dar-es-Salaam, Tanzania

Handwritten signature

Handwritten signature

IN WITNESS WHEREOF, the parties have executed this lease on this Lease on the date first written above and in the manner appearing below:-

SIGNED by the said Mrs. Asha S. G. Mbwana

Asha

1st Day of April 2020)

NOTARY PUBLIC)

SIGNED by the said Aziza Mbwana Salim

Aziza

1st Day of April 2020)

NOTARY PUBLIC)

SIGNED by the said Salim Mbwana Salim

Salim

1st Day of April 2020)

NOTARY PUBLIC)

FOR Nordic Computers Limited

SIGNED by

Nordic

Nordic

Computers Ltd

P.O. Box 40591

Dares Salaam, Tanzania

1st Day of April 2020)

NOTARY PUBLIC)

By attorney:

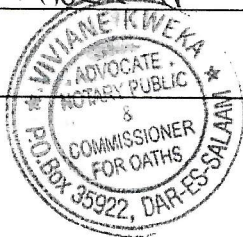
As public attorneys, we hereby state that all information in this lease agreement is correct and in accordance with Tanzanian law.

SIGNED by

VIVIANE KWEKA

1st Day of April 2020)

NOTARY PUBLIC)



Stamp: STATE TREASURY, Regional & Municipal Kilimanjaro Tax Region, W/H = 31,312,000, S/D = 496,800, 28/04/2020, No. CH

of the fee of 18 = 2300 TSH

Header Data

MT: 103 (SWIFT Input)
LT: HBLTZZTZAXXX (HABIB AFRICAN BANK | | DAR ES SALAAM)
Correspondent: TANZZTZXXXXX (BANK OF TANZANIA | | DAR ES SALAAM)
Priority: N
Print Time: 03/05/21 16.41.31
451 - Acceptance:
0 (accepted)

- - - - - Start Of Message - - - - -

Message Type 103 - Single Customer Credit Transfer

Basic Header: LT Ident: HBLTZZTZAXXX Sess. no: 6276 Seq. no: 228937

Appl. Header: Receiver: TANZZTZXXXXX Priority: N

User Header : 103 - Service Code: TIS

108 - Message User Reference: 000MSOG1630607CB

121 - Unique EToE Trans. Ref.:

22fc1f5e-2731-4616-891c-bb1c3576852d

20 - Sender's Reference:

HAB/21/000011260

23B - Bank Operation Code:

CRED

32A - Val.Dt./Curr./Interb. Settled Amt.:

Date : 210503

Currency: TZS

Amount : 498951,36 (498.951,36)

33B - Currency/Instructed Amount:

Currency: TZS

Amount : 498951,36 (498.951,36)

50K - Ordering Customer:

Account : 00163650001

Name and Address: NORDIC COMPUTERS LTD

DAR-ES-SALAAM

TANZANIA

59 - Beneficiary Customer:

Account : 9921134701

Name and Address: Commissioner for Domestic Revenue

TRA, BOT

70 - Remittance Information:

/ROC/998420222967

71A - Details of Charges:

SHA

Msg. Trailer: CHK - Checksum: 568E9407FA58

- - - - - End Of Message - - - - -

STAMP DUTY

Control No:

998420222967



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue Department

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): NORDIC COMPUTERS LTD
 Bank Account Number: 02163650001
 Name of Commercial Bank: HABIB AFRICAN BANK LTD
 Mobile Phone: 0779299290

Please transfer from my/our account the amount of TZS 498,951.36
 Amount in Words: Four Hundred Ninety Eight Thousand Nine Hundred Fifty One and Thirty Six Cents Only

Value Date: 29/04/2021 00:00:00
 To: Commissioner for Domestic Revenue Department
 Tanzania Revenue Authority
 Bank of Tanzania

Account Number: 9921134701
 SWIFT Code: TANZTZX

Details of Payment (field 70 of MT103): 998420222967
 Taxpayer TIN: 107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
D11414102A498951.36Y2021

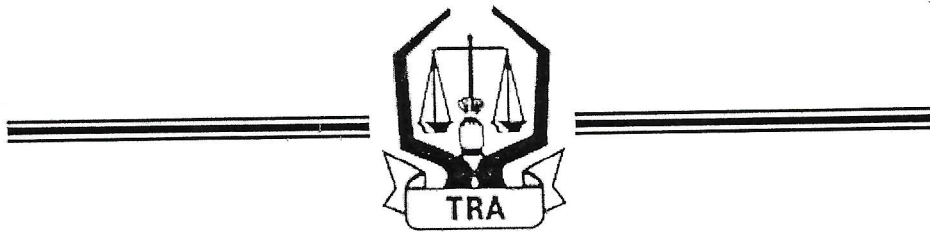
Signature Date...../...../20.....

Signature..... Date...../...../20.....

Bank use only
Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.



TANZANIA REVENUE AUTHORITY

ISO 9001:2015 Certified

CERTIFICATE/REMITTANCE SLIP IN RESPECT OF WITHHOLDING TAX ON

Withholding Tax - Rental (Land and Building)_Individual Resident

Name of TAXPAYER/WITHHOLDER: NORDIC COMPUTERS LTD

TIN: 107781927

Name of WITHHOLDEE: ASHA MBWANA SALIM

TIN: 108421312

I hereby certify that, we have this date of 29/04/2021

deducted prior in favour of the Commissioner for Domestic Revenue Department/Large Taxpayer Department withholding tax from the above named person as follows:

Gross Amount Paid/Payable (VAT Exclusive) 33,652,800.00 TZS

Tax withheld at 10% 3,365,280.00 TZS

further certify that the above Tax has been REMITTED in TRA's Commissioner for Domestic Revenue/Commissioner for Large Taxpayers Bank Account.

Tax was withheld from the following Invoice(s):

<u>Invoice No.</u>	Gross Amount (VAT Exclusive)
LEASE AGREEMENT	33,652,800.00
	<hr/>
	33,652,800.00

Official Stamp

Date: Tuesday, 11 May 2021 Time: 10:16:55 (10:16:55 AM)

Control No: 998420222978



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue Department

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): NORDIC COMPUTERS LTD
Bank Account Number: 02163650001
Name of Commercial Bank: HABIB AFRICAN BANK LTD
Mobile Phone: 0779299290

Please transfer from my/our account the amount of TZS 3,365,280.00
Amount in Words: Three Million Three Hundred Sixty Five Thousand Two Hundred Eighty Only

Value Date: 30/04/2021 00:00:00
To: Commissioner for Domestic Revenue Department
Tanzania Revenue Authority

Bank of Tanzania
Account Number: 9921134701
SWIFT Code: TANZTZX

Details of Payment (field 70 of MT103): 998420222978
Taxpayer TIN: 107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD

W11111125A3365280M4Y2021

Signature Date...../...../20.....

Signature..... Date...../...../20.....

Bank use only
Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

SAMP 3075 HOUSE RE-1
M-X 1 YEAR 2020

Control No: 22001260



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue Department

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): Nordic Computers Ltd
Bank Account Number: 0216365-0001
Name of Commercial Bank: HABIB AFRICAN BANK LTD
Mobile Phone: 0779299290

Please transfer from my/our account the amount of TZS 501,120.00

Amount in Words: FIVE HUNDRED ONE THOUSAND ONE HUNDRED TWENTY ONLY

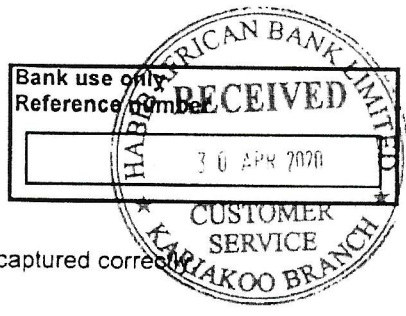
Value Date: 29/04/2020
To: Commissioner for Domestic Revenue Department
Tanzania Revenue Authority
Bank of Tanzania
Account Number: 9921134701
SWIFT Code: TARATZTZ

Details of Payment(field 70 of MT103): /ROC/22001260
Sender to Receiver Info (field 72 MT103): /REC/107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
D11610127A501120Y2020

Signature *[Signature]* Date 29/04/2020
Signature *[Signature]* Date 29/04/2020



Note to Commercial Bank:

- 1. Please capture the above information correctly.
- 2. Field 70 of MT103 carries a payment control number, must be captured correctly.
- 3. Field 72 of MT103 carries a TIN, must be captured correctly.



Tax Receipt

Name : NORDIC COMPUTERS LTD
Payment Mode : Account
Invoice Number : 200001636
Reference Number : 0002-0016365-0001

Name : NORDIC COMPUTERS LTD
Amount : 501,120.00
Reference : 202004382558
Invoice Number : 22001260
Invoice Date : HABLZTZ

Receipt Number : 18658520
Date : 30-Apr-20.
TRA Account Number : 000100685
TIN : 107781927
Currency : TZS

Payment updated successfully

System generated advice, signatures are not required.



TANZANIA REVENUE AUTHORITY

ISO 9001:2015 Certified

CERTIFICATE/REMITTANCE SLIP IN RESPECT OF WITHHOLDING TAX ON

Withholding Tax - Rental (Land and Building)_Individual Resident

Name of TAXPAYER/WITHHOLDER: NORDIC COMPUTERS LTD

TIN: 107781927

Name of WITHHOLDEE: ASHA MBWANA SALIM

TIN: 108421312

I hereby certify that, we have this date of 17/12/2020

deducted prior in favour of the Commissioner for Domestic Revenue Department/Large Taxpayer Department withholding tax from the above named person as follows:

Gross Amount Paid/Payable (VAT Exclusive) 16,812,000.00 TZS

Tax withheld at 10% 1,681,200.00 TZS

further certify that the above Tax has been REMITTED in TRA's Commissioner for Domestic Revenue/Commissioner for Large Taxpayers Bank Account.

Tax was withheld from the following Invoice(s):

<u>Invoice No.</u>	Gross Amount (VAT Exclusive)
Lease agreement from 1st Decemb	16,812,000.00
	16,812,000.00

Header Data

MT: 103 (SWIFT Input)
LT: HBLTZZTZX (HABIB AFRICAN BANK | | DAR ES SALAAM)
Correspondent: TANZZTZX (BANK OF TANZANIA | | DAR ES SALAAM)
Priority: N
Print Time: 17/12/20 14.55.19
451 - Acceptance:
0 (accepted)

- - - - - Start Of Message - - - - -

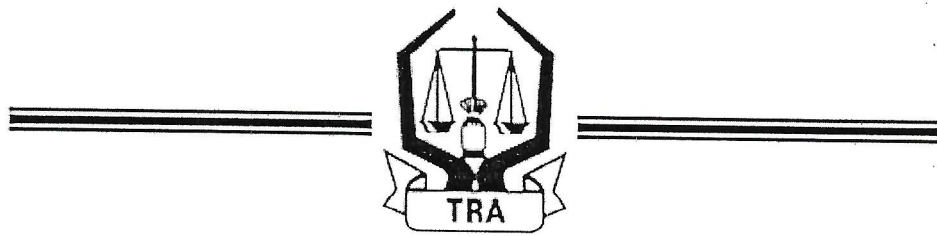
Message Type 103 - Single Customer Credit Transfer
Basic Header: LT Ident: HBLTZZTZX Sess. no: 6146 Seq. no: 212696
Appl. Header: Receiver: TANZZTZX Priority: N
User Header : 103 - Service Code: TIS
108 - Message User Reference: 000MSOG1630621CB
121 - Unique EToE Trans. Ref.:
959ald15-9bc1-40e1-bee9-a89aa786c2b5

20 - Sender's Reference:
HAB/TESS/20/8175
23B - Bank Operation Code:
CRED
32A - Val.Dt./Curr./Interb. Settled Amt.:
Date : 201217
Currency: TZS
Amount : 1681200,00 (1.681.200,00)
33B - Currency/Instructed Amount:
Currency: TZS
Amount : 1681200,00 (1.681.200,00)
50K - Ordering Customer:
Account : 00163650001
Name and Address: NORDIC COMPUTERS LTD
DAR-ES-SALAAM
TANZANIA
59 - Beneficiary Customer:
Account : 9921134701
Name and Address: Commissioner for Domestic Revenue
TRA, BOT

70 - Remittance Information:
/ROC/998420124056
71A - Details of Charges:
SHA
Msg. Trailer: CHK - Checksum: C1B67A1F340D
- - - - - End Of Message - - - - -

WHT & MONT 2020

CERT NO: 1603670



TANZANIA REVENUE AUTHORITY

ISO 9001:2015 Certified

CERTIFICATE/REMITTANCE SLIP IN RESPECT OF WITHHOLDING TAX ON

Withholding Tax - Rental (Land and Building)_ Individual Resident

Name of TAXPAYER/WITHHOLDER: NORDIC COMPUTERS LTD

TIN: 107781927

Name of WITHHOLDEE: ASHA MBWANA SALIM

TIN: 108421312

I hereby certify that, we have this date of 29/04/2020

deducted prior in favour of the Commissioner for Domestic Revenue Department/Large Taxpayer Department withholding tax from the above named person as follows:

Gross Amount Paid/Payable (VAT Exclusive) **33,408,000.00** TZS

Tax withheld at **10%** 3,340,800.00 TZS

further certify that the above Tax has been REMITTED in TRA's Commissioner for Domestic Revenue/Commissioner for Large Taxpayers Bank Account.

Tax was withheld from the following Invoice(s):

<u>Invoice No.</u>	Gross Amount (VAT Exclusive)
Lease agreement 1st April 2020	33,408,000.00
	<hr style="border-top: 1px solid black;"/> 33,408,000.00

Control No: 22001044



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue Department

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): Nordic Computers Ltd
 Bank Account Number: 0216365-0001
 Name of Commercial Bank: HABIB AFRICAN BANK LTD
 Mobile Phone: 0779299290

Please transfer from my/our account the amount of TZS 3,340,800.00

Amount in Words: THREE MILLION THREE HUNDRED FOURTY THOUSAND EIGHT HUNDRED ONLY

Value Date: 29/04/2020
 To: Commissioner for Domestic Revenue Department
 Tanzania Revenue Authority
 Bank of Tanzania
 Account Number: 9921134701
 SWIFT Code: TARATZTZ

Details of Payment(field 70 of MT103): /ROC/22001044
 Sender to Receiver Info (field 72 MT103): /REC/107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
 W11111125A3340800M4Y2020

Signature *[Signature]* Date 28 / 04 / 20 20
 Signature *[Signature]* Date 29 / 04 / 20 20

Bank use only
 Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.
3. Field 72 of MT103 carries a TIN, must be captured correctly.

Nordic Computers Ltd.
 P. O. Box 40591
 Dar es Salaam, Tanzania





HAB TRA Revenue Gateway

Tax Receipt

Full Name : NORDIC COMPUTERS LTD
Payment Mode : Account
BRNumber : 200001636
Account Number : 0002-0016365-0001

Name : NORDIC COMPUTERS LTD

Amount : 3,340,800.00

Bank Reference : 202004382559

Bank: HABLZTZ

Control Number : 22001044

Receipt Number : 18658571

Date : 30-Apr-2020

TRA Account Number : 0001006853500

TIN : 107781927

Currency : IZS

Message : Payment updated successfully

This is system generated advice, signatures are not required.

LEASE AGREEMENT

This lease Agreement is made on the 1st day of Aug 2018.

BETWEEN

Mrs. Asha Shabani George Mbwana, Aziza Mbwana Salim and Salim Mbwana Salim (and these three act on behalf of Aminata Mbwana Salim and Abdulkadri Mbwana Salim as per the power of attorney they have been given) whose Postal Address is P. O. Box 45444 Dar es Salaam (hereafter referred to as "the Lessor") which expression and when the context so admits shall include their legal representative, agents, assigns and successors in title) of the one party.

AND

Nordic Computers Limited whose postal address is P. O. Box 40591, Dar es Salaam (hereafter referred to as "the Lessee") of the other party.

- A. **WHEREAS** the Lessor is the lawful occupier of the property located on plot no. 161, off Migombani Road, Regent Estate, Kinondoni District, Dar es Salaam (hereafter referred to as the "demised premises") This includes the main house, servant's quarter and everything else erected on the compound within the bricked walls.
- B. **WHEREAS** the Lessee has presented himself to the Lessor as having the capacity, desire, intention and willingness to let the said premises at an agreed consideration and upon the terms and conditions hereafter set forth.

NOW THEREFORE:

It is hereby agreed between the parties hereto as follows:

1. TERM

The term of the lease shall be three years starting the 1th Aug 2018, ending on 31st of July 2021. At the expiration of the said term, the parties shall negotiate with a view to extending the lease for duration and rent which shall be mutually agreed.

2. RENT

The gross monthly rent is fixed at USD 2,500 (US Dollar two thousand five hundred only). The payment schedule is as follows:

Date payable	Amount payable	Equals
01 Aug 2018	USD 20,000 (10% withholding tax to be deducted)	8 months' rent
01 April 2019	USD 10,000 (10% withholding tax to be deducted)	4 months' rent
01 Aug 2019	USD 20,000 (10% withholding tax to be deducted)	8 months' rent
01 April 2020	USD 10,000 (10% withholding tax to be deducted)	4 months' rent
01 Aug 2020	USD 20,000 (10% withholding tax to be deducted)	8 months' rent
01 April 2021	USD 10,000 (10% withholding tax to be deducted)	4 months' rent

10% withholding tax will be deducted from these payments and paid to TRA by the Lessee in accordance with Tanzanian law.

The rent is payable directly to Mrs. Asha S. G. Mbwana.

3. Renovation/repair

The Lessor is responsible for doing yearly maintenance of the building of things that are affected due to wear and tear.

4. The LESSEE hereby covenants with the LESSOR

- a. The Lessee shall keep the demised premises in good and tenable repair and shall permit the Lessor and his agents with or without workmen or others at all reasonable times with prior notice to enter the demised premises and inspect the condition thereof.
 - b. The Lessee shall be responsible for all charges arising out of the consumption of electricity, water, telephone and other utilities that shall become due in the demised premises during the Lease period unless overconsumption is related to improper maintenance by the Lessor.
 - c. The Lessor shall ensure all outstanding charges/bills in respect to water, electricity and telephones etc. are settled and cesspits emptied before the formal handing over of the demised premises to the Lessee.
 - d. The Lessor shall ensure the water system is erected and working properly in the premises before the commencement of the tenancy.
5. The Lessee shall not erect without the consent in writing of the Lessor any permanent structure.
6. The Lessee shall not assign, sublease, or part with the possession of the demised premises or any part thereof without written consent of the Lessor.
7. The Lessee will be using the property to carry out business within the field of Nordic Computers Ltd. and its directors. Employees and guests of Nordic Computers Ltd. are allowed to live on the premises as well.
Further that the Lessee shall not use or permit to be used, the demised premises, in a manner that leads to public nuisance breach of any law or peace or in any manner giving rise or creating any liability, lien, charge or any encumbrance whatsoever.
8. Upon the Lessee abiding by the conditions, terms and covenants herein stipulated, the Lessor shall permit the Lessee to peacefully and quietly possess and enjoy the demised premises during the duration of the Lease without unnecessary disturbance.



9. The Lessee shall on the termination/expiration of this Lease deliver possession of the demised premises to the Lessor in a good tenable condition.
10. The parties shall be at liberty to renew or terminate the Lease provided that a written notice is served by the party seeking such renewal or termination with at least three months' notice. Failure to serve three months' notice will be penalized at the cost of two months' rent (\$ 5,000 (US Dollar five thousand only)) to be paid to the other party as to cover the loss/inconveniences the other party might have related hereto. No termination without three months' notice is valid until this amount has been fully paid to the other party by the party seeking the termination. In case the Lessor terminates the contract within a lease period that has already been paid for in advance by the Lessee, the Lessor has to refund an amount of US\$ 2,500 (USD Two Thousand Five hundred only) for every month's cancellation to the lessee, before the termination is fully valid. For avoidance of doubt, failure to serve renewal notice by either party shall not waive the Lessor's right to demand payment of rent for the subsequent Lease period neither shall it waive the Lessee's obligation to pay such rent.
11. It is hereby agreed that in respect to the demised premises the parties hereto shall respectively have all the rights and be subject to all liabilities of a Lessor and a Lessee as provided by the law governing the relationship of Landlord and Tenant in Tanzania.
12. The Lessee will have the right to:
 - Erect/put up signs/billboards and other commercial objects as long as this is not permanently affecting the property and can be taken down upon end of the lease period.
 - Cut down trees etc. if they are a security concern or inconvenient in any other way.
13. The Lessor is responsible for paying all taxes and other charges to public/government related institutions except the withholding tax on rent as agreed in above mentioned.
14. The Lessee will only be held responsible for damage to the leased property if this is caused by* direct misuse. The Lessor shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amounts as lessor shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.
15. This Lease Agreement shall be governed by and construed in accordance with Tanzanian law.

IN WITNESS WHEREOF, the parties have executed this lease on this Lease on the date first written above and in the manner appearing below:-



SIGNED by the said Mrs. Asha S. G. Mbwana

1st Day of Aug 2018

NOTARY PUBLIC

Asha
)
)
)

SIGNED by the said Aziza Mbwana Salim

1st Day of Aug 2018

NOTARY PUBLIC

Aziza
)
)
)

SIGNED by the said Salim Mbwana Salim

1st Day of Aug 2018

NOTARY PUBLIC

Salim
)
)
)

Stamp Duty
Shs. 684,198
Receipt No. 18221319. Dated 26/07/18
Regional - Manager Kinondoni Tax Region

FOR Nordic Computers Limited

SIGNED by SIMON VESTERGAARD OLSEN

1st Day of Aug 2018

NOTARY PUBLIC

Simon Vestergaard Olsen
)
)
)



By attorney:

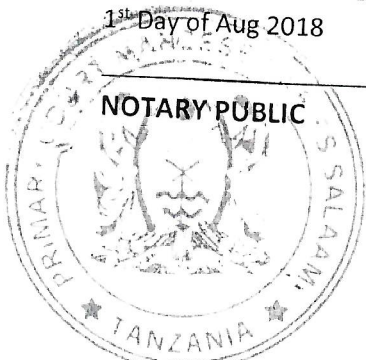
As public attorneys, we hereby state that all information in this lease agreement is correct and in accordance with Tanzanian law.

SIGNED by

1st Day of Aug 2018

NOTARY PUBLIC

Ex 2781
)
)
)



HAKIMU
MAHAKAMA YA MWANZO
MANZESE / SINZA
WILAYA YA KINONDONI

WH 8 months from 1st August 2019
1 Shs. 4,561
1 Aug 1 Shs. 684,198
Total Shs. 5,245,515
23/7/18

Page no. 4 of 4 8 months from 1st Aug 2019.
w/tax 2000 USD.
s/duty 200 USD.
2300 USD Branch.
2300 USD

WH 8 months from 1st August 2019
w/tax USD 16000
s/duty USD 1600
17600

① Payment



TANZANIA REVENUE AUTHORITY

No:

CERTIFICATE/REMITTANCE SLIP IN RESPECT OF WITHHOLDING TAX ON SERVICE FEES

Name of TAXPAYER/WITHHOLDER NORDIC COMPUTERS LTD

TIN: 107 781 927

Name of WITHHOLDEE ASHA S.G MBWANA

TIN: 100 636 131



I hereby certify that, I have this date of Month of 20..... deducted prior to payment of Service Fees in favour of the Commissioner of Domestic Revenue

Department/Large Taxpayers Department withheld from the above named person as follows:

Gross Amount in USD 20,000.00 TZS 45,620,000.00

Tax withheld at 10 % USD 2000 TZS 4,562,000.00

This payment is for the period covered from 1st August 2018 to 31st March 2019

I further certify that the above withholding Tax has been/shall be REMITTED to the Regional Manager / Large Taxpayers Department in the monthly schedule of 20.....

Name: SIMON OLSEN VESTERGAARD Designation: DIRECTOR
S 27/07/2018

Signature Date
Name: ASHA S.G MBWANA Designation: LANDLORD
27/07/2018

Countersignature (withholdee) Date
Official Stamp

To be completed in triplicate:

- (1) Original to Customer
- (2) Duplicate to TRA Office
- (3) Triplicate - Retained by withholder



TANZANIA REVENUE AUTHORITY

No:

CERTIFICATE/REMITTANCE SLIP IN RESPECT OF WITHHOLDING TAX ON SERVICE FEES

Name of TAXPAYER/WITHHOLDER NORDIC COMPUTERS LTD

TIN: 107 781 927

Name of WITHHOLDEE ASHA S.G MBWANA

TIN: 100 636 131



I hereby certify that, I have this date of Month of 20..... deducted prior to payment of Service Fees in favour of the Commissioner of Domestic Revenue

Department/Large Taxpayers Department withheld from the above named person as follows:

Gross Amount in USD 10,000.00 TZS 22,810,000.00

Tax withheld at 10 % USD 1,000.00 TZS 2,281,000.00

This payment is for the period covered from 1st APRIL 2019 to 31st JULY 2019

I further certify that the above withholding Tax has been/shall be REMITTED to the Regional Manager / Large Taxpayers Department in the monthly schedule of

Name: SIMON OLSEN VESTERGAARD Designation: DIRECTOR

Signature [Signature] Date 27/07/2018

Name: ASHA S.G MBWANA Designation: LAND LORD

Signature [Signature] Date 27/07/2018

Countersignature (withholdee) Date

Official Stamp.....

To be completed in triplicate:

- (1) Original to Customer
(2) Duplicate to TRA Office
(3) Triplicate - Retained by withholder



244

Control No:

18281209

TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue - Kinondoni Tax Region

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): NORDIC COMPUTERS LTD
 Bank Account Number: 0216365-0001
 Name of Commercial Bank: HABIB AFRICAN BANK LTD
 Please transfer from my/our account the amount of **TZS 6,843,000.00**
 Amount in Words: SIX MILLION EIGHT HUNDRED FOURTY THREE THOUSAND ONLY

Value Date: 26/07/2018 {DD/MM/YYYY}
 To: Commissioner for Domestic Revenue - Kinondoni Tax Region
Tanzania Revenue Authority

Bank of Tanzania
 Account Number: **9921134801**
 SWIFT Code: **TARATZT**

Details of Payment (field 70 of MT103): **/ROC/18281209**
 Sender to Receiver Info (field 72 of MT103): **/REC/107781927**

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
 W11121119A6843000M8Y2018

Signature *[Signature]* Date 26/07/2018
 Signature *[Signature]* Date 26/07/2018

Bank use only
 Reference number

- Note to Commercial Bank:**
1. Please capture the above information correctly.
 2. Field 70 of MT103 carries a payment control number, must be captured correctly.
 3. Field 72 of MT103 carries a TIN, must be captured correctly.



STAMP DUTY

Control No:

18281319

TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue - Kinondoni Tax Region

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): NORDIC COMPUTERS LTD

Bank Account Number: 0216365-0001

Name of Commercial Bank: HABIB AFRICAN BANK LTD

Please transfer from my/our account the amount of TZS 684,198.00

Amount in Words: SIX HUNDRED EIGHTY FOUR THOUSAND ONE HUNDRED NINETY EIGHT ONLY

Value Date: 26/07/2018 {DD/MM/YYYY}

To: Commissioner for Domestic Revenue - Kinondoni Tax Region

Tanzania Revenue Authority

Bank of Tanzania

Account Number: 9921134801

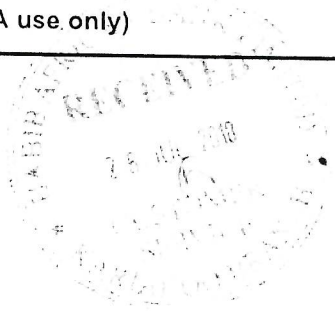
SWIFT Code: TARATZTZ

Details of Payment (field 70 of MT103): /ROC/18281319

Sender to Receiver Info (field 72 of MT103): /REC/107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
D11414102A684198M8Y2018



Signature *[Signature]* Date 26/07/2018

Signature *[Signature]* Date 26/07/2018

Bank use only

Reference number

[Empty box for reference number]

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.
3. Field 72 of MT103 carries a TIN, must be captured correctly.

WHT NORDIC OFFICE



Control No:

20420136

TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue - Kinondoni Tax Region

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): NORDIC COMPUTERS LTD

Bank Account Number: 0216365-0001

Name of Commercial Bank: HABIB AFRICAN BANK LTD

Please transfer from my/our account the amount of **TZS 4,630,000.00**

Amount in Words: FOUR MILLION SIX HUNDRED THIRTY THOUSAND ONLY

Value Date: 30/08/2019 {DD/MM/YYYY}

To: Commissioner for Domestic Revenue - Kinondoni Tax Region
Tanzania Revenue Authority

Bank of Tanzania

Account Number: 9921134801

SWIFT Code: TARATZTZ

Details of Payment (field 70 of MT103): /ROC/20420136

Sender to Receiver Info (field 72 of MT103): /REC/107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
W11111125A4630000M8Y2019

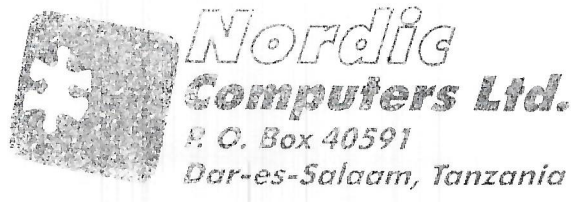
Signature *[Handwritten]* Date 30/08/2019

Signature *[Handwritten]* Date 30/08/2019

Note to Commercial Bank:

- 1. Please capture the above information correctly.
- 2. Field 70 of MT103 carries a payment control number, must be captured correctly.
- 3. Field 72 of MT103 carries a TIN, must be captured correctly.

Bank use only
Reference number



Stamp DITJ NORDIC OH
REX



Control No:

20420338

TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue - Kinondoni Tax Region

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): NORDIC COMPUTERS LTD

Bank Account Number: 0216365-0001

Name of Commercial Bank: HABIB AFRICAN BANK LTD

Please transfer from my/our account the amount of **TZS 694,500.00**

Amount in Words: SIX HUNDRED NINETY FOUR THOUSAND FIVE HUNDRED ONLY

Value Date: 30/08/2019 {DD/MM/YYYY}

To: Commissioner for Domestic Revenue - Kinondoni Tax Region
Tanzania Revenue Authority

Bank of Tanzania

Account Number: 9921134801

SWIFT Code: TARATZTZ

Details of Payment (field 70 of MT103): /ROC/20420338

Sender to Receiver Info (field 72 of MT103): /REC/107781927

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

NORDIC COMPUTERS LTD
D11414102A694500Y2019

Signature *[Signature]* Date 30/08/2019

Signature *[Signature]* Date 30/08/2019

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.
3. Field 72 of MT103 carries a TIN, must be captured correctly.

Bank use only
Reference number

Nordic Computers Ltd.
P. O. Box 40591
Dar-es-Salaam, Tanzania