

### LEASE AGREEMENT

This Lease is dated ..... 31 MARCH ..... 2021

This is an agreement to let real property according to the terms specified below. The lessor agrees to let and the tenant agrees to take the premises described below. Both parties agree to keep, perform and fulfill the promises, conditions and agreements below:

1. The tenant is: **THE SLOW LEOPARD TANZANIA LIMITED**, company number 138951.
2. The lessor is: **KILWA YACHT CLUB LIMITED**, company number 44542.
3. The location of the premises is: Plot 111, Block 'E' Jimbiza, Kilwa Masoko Urban Area.
4. The term of this lease shall be for 2 (two) years with effect from 1 October 2019 up to 30 September 2021. The rent is TZS 500,000 per month plus VAT (if applicable), payable 3 (three) months in advance on the 1st day of each 3 (three) months period. The rent is payable to Kilwa Yacht Club Limited by cheque or bank transfer only.
5. The tenancy can be terminated before the expiry of a fixed period stated above by either party giving 3 (three) calendar months notice in writing or by the tenant paying 2 (two) months rent in lieu of such notice.
6. Should the tenant desire to renew the lease of the premises for a further term, then it shall give 2 (two) months written notice before the expiry of this lease, which the lessor may in its absolute discretion accept or refuse.
7. Tenant agrees to surrender and deliver to the lessor the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The tenant will be liable to the lessor for any damage occurring to the premises or the contents thereof or to the building which are done by the tenant or its guests.
8. At the time of taking possession of the premises by the tenant, the lessor will provide the tenant with an inventory form within 3 (three) days of taking possession.
9. In the event of any legal action concerning this lease, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.
10. This lease constitutes the sole agreement between the parties in relation to the subject matter of this lease, and no additions, deletions, or modifications may be accomplished without the written consent of both parties.
11. Each signatory to this lease acknowledges receipt of an executed copy thereof.
12. This lease shall be governed by Tanzanian Law.

ZHH. HS 12

Sealed with the Common Seal of )

**THE SLOW LEOPARD TANZANIA LIMITED** ) SEAL

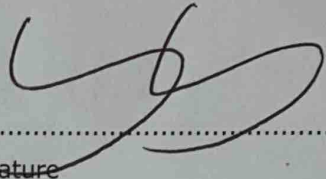
and delivered in the presence of us )

Date: .....31 MARCH 2021..... )

..... )

Full Name: HENRY A.C. JONES. )

Designation: Director ) Signature



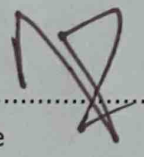
..... )  
Address: 63 WOLLEY RD, LONDON )

SW 18 3LL, UK. )

.....NICHOLAS ZERVOS..... )

Full Name: ) Signature

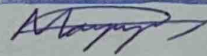
Designation: Director / Secretary )



.....PO BOX 62, DAR ES SALAAM..... )

Address: )

HABYALIMANA MAYEYE  
Advocate, Notary Public &  
Commissioner for Oaths  
P. O. Box 4578, Dar es Salaam



31 MARCH 2021

REH. HS R

