

AGREEMENT FOR SALE OF A PIECE OF LAND

VENDOR: Ahmed Zakaria Hamil,
P.O. Box 106151
Dar es salaam.
Tanzania.

PURCHASER: MYAFRICA PROPERTIES Ltd,
P.O. Box 88, Moshi,
Moshi,
Tanzania.

PROPERTY: A piece of land, measuring 5.0 acres (five acres), (118 x 175 meters), fenced, situated at Malula Village, King'ori Ward, Arumeru District, Arusha Region.

The land location is clearly marked on attachment "A" with GPS points A – D.

A = B -3.375948, L 37.030929
B = B -3.375535, L 37.032039
C = B -3.377085, L 37.032392
D = B -3.377224, L 37.031485

NEIGHBORS: i) North: Moikani Kisunguya
ii) South: Moshi to Arusha road
iii) East: a road to the village
iv) West: Vuanaeli Ibanya

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WHEREAS:

The **Vendor** is owner of **ALL THAT** piece of land more particularly described hereinabove free from encumbrances (hereinafter called "**the Property**").

AND WHEREAS

The **Vendor** has agreed to sell the **Property** to the **Purchaser** and the **Purchaser** has agreed to purchase the **Property** as prescribed hereinabove.

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IT IS HEREBY AGREED as follows:

CONSIDERATION: Tshs. 200,000,000/= (two hundred million only) payable through Bank transfer to vendors account upon execution hereof (receipt whereof the **Vendor** hereby acknowledge this 24th of February, 2020 – after signing the contracts by all parties

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1. That the **Vendor** agrees that the mentioned Property becomes in possession of the Purchaser once the Purchase price has been fully paid;
2. The **Purchaser** hereby acknowledges to have inspected the **Property** herein sold and is satisfied by its present condition;
3. That the **Vendor** shall take all the necessary steps of sale to ensure that ownership of the property is transferred to the **Purchaser**;
4. The **Purchaser** and **Vendor** shall bear the requisite fees and other disbursements arising out of, and in connection with this agreement as follows:-
 - Village fee – 50/50 (fifty/fifty)
 - Title search – Purchaser alone
 - Lawyer fees – purchaser alone
 - Broker fees – 50/50 (fifty/fifty)
5. All taxes and other statutory payments pertaining to the survey and transfer of the land to My Africa will be born by the purchaser.
6. That the **Property** hereby agreed to be sold is free of mortgage and liability, in the event the **Purchaser** is called upon to pay any mortgage or liability owing or arising out of the **Property** as at the date hereof, the **Vendor** shall automatically indemnify the **Purchaser**;
7. That the sale of the **Property** has been consented by the wife of the **Vendor**, sanctioned and approved by the village and ward leaders been aware that the **property** belongs to the **Vendor** and he has right to sell it to the **Purchaser**;
8. That in the event of any ambiguity, the terms and conditions of this agreements shall always prevail and all parties hereto have expressly agreed to be bound by the terms, conditions and spirit of this agreement;
9. That in case of breach of any term or condition of this agreement, the party aggrieved shall be at liberty to institute a civil suit in court of Law of competent jurisdiction for appropriate legal redress;

Handwritten initials

TH

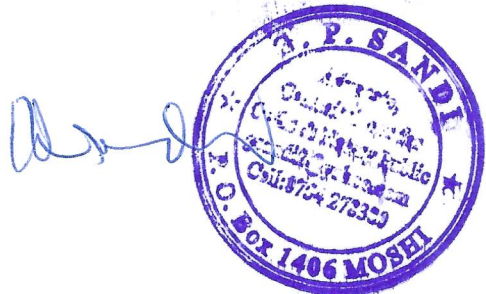
IN WITNESS WHEREOF the parties hereof have hereunto set their respective hands the day and year hereinafter appearing.

SIGNED and DELIVERED by the said }
 Ahmed Zakaria Hamil who is }
 known to me personally/ identified to me by }
the later being }
 known to me personally in my presence }
 this 24th day of February, 2020 }

Handwritten signature

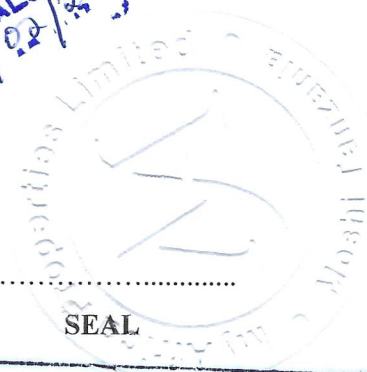
 Vendor

Handwritten initials



Handwritten initials

Name: RENFRIDA G. IJENG
Signature: [Signature]
Designation: VED - MALIWA MTENDAWI KUBI CHA MALLULE TAR. 24/02/20



SEALED with the COMMON SEAL of MYAFRICA }
PROPERTIES LTD and DELIVERED in the }
presence of us at Moshi this day of 20..... }

1. Name: Thomas Mumbler
Signature: [Signature]
Qualification: Director

MyAfrica Properties Limited
P.O. Box 88, Moshi - Tanzania
Phone: +255 747 005 533
www.myafrika-properties.com

2. Name: Dominic Shtoo
Signature: [Signature]
Designation: Director

WITNESS

1. Name: VIDA AHMED HAMIL
Signature: [Signature]
(wife of the Vendor)

2. Name: m mollell
Signature: [Signature]
(neighbor North)

3. Name:
Signature:

[Signature]

4. Name: L K Mollath

Signature: *[Handwritten Signature]*
(neighbor East)

5. Name: VETHAEL IBANYA MMARI

Signature: *[Handwritten Signature]*
(neighbor West)

6. Name:

Signature: *[Handwritten Signature]*
(previous owner of plot - before vendor)

BEFORE ME

[Handwritten Signature]
.....
Advocate



[Handwritten Signature]

[Handwritten Initials]

[Handwritten Initials]

Airport Planet Lodge
@ Kilimanjaro...

A23

Arusha - Himo Rd

A23

small

46

Des

Arusha - Himo Rd



*WISA MTENDAJI
KIJUJI CHA MALULU
TAR... 24/12/20*

A

B

C

D