

SALE AGREEMENT.

This AGREEMENT is made this 18<sup>th</sup> day of APRIL 2020

**BETWEEN**

**DATAKOM HOLDING LIMITED** of P.O. Box 67468 Dar es Salaam, hereinafter referred to as the "**Vendor**" of the one part which expression shall where the contents so permit, include its legal representatives and assigns of the other part.

**AND**

**ATLAS BRICKS COMPANY LIMITED** of P.O. Box..... Dar es salaam, hereinafter referred to as the "**Purchaser**" of the one part which expression shall where the contents so permit, include its legal representatives and assigns of the other part.

**WHEREAS:**

1. The Vendor is the owner of PLOT No. located at Plot No. 18,19,20,21,22,23,24,25,26,27,28,29,30,31,32 & 33 located at Pingo Chalinze, Bagamoyo Urban Area- Coast Region Block D with TP Drawing NO. 52/CH/07/0108B and of a registered survey plan NO. 99770 dated 13/08/2018 and certificate of Title No.137156 Plot 4 with 35.55 (Thirty-Five Point Fifty-Five Acres).
2. That the Vendor is desirous of selling the 35.55 (Thirty-Five Point Fifty-Five Acres) to the Purchaser at a price of 9.5 Million (Nine Million Five Hundred Thousand) per Acre.
3. That the Purchaser is desirous of buying the property at the given amount based on the following terms and conditions.

**NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:**

1. That the Vendor hereby sells the property to the Purchaser and the Purchaser hereby purchases the said property hereinabove referred subject to covenants herein stipulated.
2. That the Purchaser shall pay to the Vendor the consideration of **Tanzanian Shillings Three Hundred and Thirty Seven Million Seven Hundred and Twenty Five Thousand (TZS 337,725,000/-)** in total being the purchase price.
3. That the payment schedule shall be as follows: -
  - That the Purchaser had paid the Vendor a total of Tanzania Shillings Ten Million (TZS 10,000,000/-) as per the memorandum of Understanding Dated 7<sup>th</sup> January 2020.
  - That the Purchaser shall pay the Vendor a total of Tanzania Shillings Fifty Million Six Hundred and Fifty-Eight Thousand Seven Hundred and Fifty (TZS 50,658,750) after signing of this agreement.

- That the Purchaser shall the Vendor a total of Tanzania Shillings One Hundred and One Million Three Hundred and Seventeen Thousand Five Hundred (101,317,500) on 20<sup>th</sup> July 2020.
  - That the Purchaser shall pay the Vendor a total Tanzania Shillings One Hundred and Seventy-Five Thousand Seven Hundred and Forty-Eight Thousand Seven Hundred and Fifty (175,748,750) on 20<sup>th</sup> September 2020.
4. That both parties agree that the next payments scheduled shall also depend on the current situation of COVID-19 (Corona Virus) and how it is affecting business. The payments may be earlier or late depending on the situation.
  5. That the final payment shall only be paid to the Vendor by the purchaser after confirmation of the changes on the title deed from the Vendor to the Purchaser's name.
  6. That the parties hereto agree that they shall simultaneously with the execution hereof execute a Deed of Transfer for the property by the Vendor to the Purchaser.
  7. That immediately after the execution of the transfer deed by the parties hereto the Vendor shall surrender to the Purchaser all relevant documents relating to the property including the Certificate of Sale, Deed of Transfer and all other relevant documents required for the registration of title to the property in the names of the Purchaser.
  8. That in the event that the Commissioner for Lands withholds his consent or that for whatever reason the transfer of the said property into the name of the Purchaser occupies the property into the name of the Purchaser is frustrated before the Purchaser occupies the property the parties hereto shall revert to the respective positions in which they were before entering into this agreement and all monies received by the Vendor from the Purchaser shall be refunded to the Purchaser in full.

**IN WITNESS WHEREOF** the parties hereto have executed these presents in the manner and on the dates and the year hereinafter appearing:

**SEALED** with the **COMMON SEAL** of the said  
**DATA.COM HOLDINGS**  
 who is personally known to me this 18<sup>th</sup> day of  
APRIL 2020 in my presence.

.....  
**VENDOR**

Name: LEOPOLD M. RWEYEMAMU  
 Signature: [Signature]  
 Address: P.O. Box 67468 Dsm.  
 Qualification: DIRECTOR

Name: PROJECIUS M. KAJUNA  
 Signature: [Signature]  
 Address: Box 7988 Dsm

Qualification: BUSINESSMAN

SEALED with the COMMON SEAL of the said  
ATLAS BLDGS CO., LTD  
who is personally known to me this 18 day of  
April 20 20 in my presence.

.....  
**PURCHASER**

Name: HONGYIN HAN  
Signature: [Signature]  
Address: P.O. Box 28539 DSM  
Qualification: M. DIRECTOR

Name: chunfang Li  
Signature: [Signature]  
Address: P.O. Box 80220 DSM  
Qualification: M.

**BEFORE ME:**

Name: Victoria Ngo  
Signature: [Signature]  
Address: P.O. Box 1180  
Qualification: [Signature]



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