

SALE AGREEMENT

This Agreement is made this 3rd day of November 2020.

BETWEEN

PHILEMON LEONARD BOSSY, an individual person and resident of Dodoma, P.O. Box 1173 Dar es Salaam (hereinafter referred to as the "**Vendor**"), which expression shall include wherever applicable, her successor, legal representative, and assigns of one part; and

AND

TMWENDO LOGISTICS TANZANIA LIMITED, a private Company registered under the laws of Tanzania of Post Office Box Number 11600 Dar es Salaam in the United Republic of Tanzania (hereinafter referred to as the "**Purchaser**") which expression shall include wherever applicable, her successor, legal representative, and assigns of one part

WHEREAS:

- (A) The Vendor is the legal and registered owner of plot of land known and described as Plot No. 8 with Title Deed No.30353 (with 6.33 Hector equal to 15.64 acres) situated at Nara Area, in Dodoma Municipality (hereinafter referred to as "**the Property**");
- (B) The Vendor is desirous of selling the said property to the Purchaser and the Purchaser has agreed to buy the property at a consideration of Tanzania Shillings Four Hundred Twenty Two Million, Two Hundred Eighty Thousand (**Tshs.422,280,000**) only (hereinafter referred to as "**the Purchase Price**").

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows: -

1. That, in consideration of Tanzania Shillings Four Hundred Twenty Two Million, Two Hundred Eighty Thousand (**Tshs.422,280,000**) only the Vendor hereby sells the property to the Purchaser subject to the terms and conditions under which the said property was held by the Vendor prior to this Agreement.
2. That, upon signing of this Agreement by all parties, the Purchaser shall pay the Vendor 65% of the sale price (**Tshs.274,482,000**) in 7 working

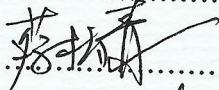
days within which the Purchaser shall register the caveat with the Ministry of Land of Tanzania.

3. That, the remaining balance of 35% of the sale price (i.e Tshs.147,798,000) minus all the tax and other related charges of the property transfer shall be paid in 5 working days after transfer processing with the Tanzania Investment Center has been completed.
4. That, purchaser shall be responsible to process registration of the property with the Tanzania Investment Center and registration of the same in her name as required by the law.
5. That, Vendor shall bear all taxes and related charges when doing the property transfer in accordance with the requirement of laws and regulations of Tanzania.
6. That, all payments to the vendor shall be made into his Bank Account Number 0112051845200 of CRDB Bank PLC.
7. That, save as aforementioned the property is sold free from mortgage or any encumbrance whatsoever and in any case should the **Purchaser** be called upon to pay and/or discharge any liability owing to the property as at the date of execution hereof, then and on that event the **Vendor** will immediately indemnify the **Purchaser**.
8. That, the property is considered and shall be taken to be correctly described. No error, omission or improper description of the property shall invalidate this contract but if any error, omission or improper description shall be discovered whether before or after completion of the purchase, the same shall be the subject of compensation to be paid by the party at fault or who shall have occasioned the error, omission or improper description.
9. Each party shall be responsible for his attorney's or third party's fees or commission.
10. This Agreement shall be governed by the Laws of Tanzania.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day and year and in the manner hereinafter appearing.

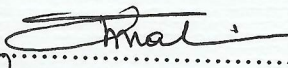
SEALAE by the **COMMON SEAL OF TMWENDO LOGISTICS TANZANIA LIMITED** this **3rd** day of **November 2020**

in our presence as follows:

Name: **CAI MEIQING**
Signature: 
Designation: **Director**
Address: **6th floor, IT Plaza**




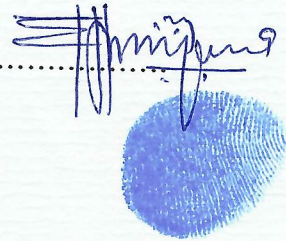
WITNESSED BY:

Name: **GRATIAN B. MALI**
Signature: 
Address: **Box 40831**
Designation: **Advocate**

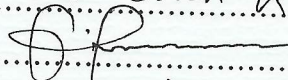


PHILEMON LEONARD BOSSY

Name: **PHILEMON LEONARD BOSSY**
Signature: 
Designation: **AUDITOR**
Address: **BOX 1173 DODOMA**



WITNESSED BY:

Name: **JAMES COLA KASURUA**
Signature: 
Address: **P.O. Box 7150 - DSM**
Designation: **MKULIMA**
MOB: **0713 606020**

