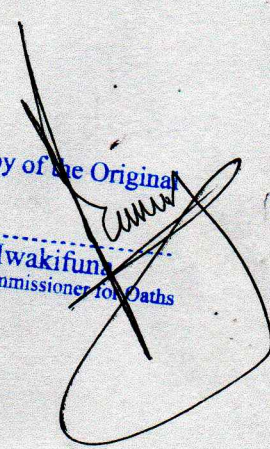


DATED THIS 01ST DAY OF FEBRUARY 2021

LEASE AGREEMENT

BETWEEN

Certified as a True Copy of the Original
Abrahams Ted Mwakifuna
Advocate, Notary Public & Commissioner for Oaths



HAMOUD ABDALLAH SUMRY

AND

KEKO MODERN FURNITURE & HARDWARE LIMITED

LEASE AGREEMENT

LESSOR MR. HAMOUD ABDALLAH SUMRY, a natural person whose address is P.O.Box 170 Sumbawanga District Rukwa Region and with cellular phone no. 0773482479.

LESSEE KEKO MODERN FURNITURE & HARDWARE LIMITED, an artificial person registered under companies laws of Tanzania on which in this contract its address is P.O. Box 42242 Dar es Salaam.

PROPERTY The property is located at Keko Plaza Plot number 56 near VETA opposite NHC Flats keko road, chang'ombe Dar es Salaam Tanzania

PERIOD The lessor hereby demises unto the lessee the above mentioned property for a period of Five (5) year from **01st February 2021 up to 31st January 2026**.

RENT The annual rent in Tanzania Shillings is eight million four hundred thousand only (Tsh. 8,400,000/=) Monthly rate agreed on it Tsh. 700,000/= which shall be paid monthly.

MODE OF PAYMENT All transactions including payment of rent should be done through bank account which will be provided by the lessor.

Certified as a True Copy of the Original

Abrahams Ted Mwakibinga
Advocate, Notary Public & Commissioner for Oaths

THE LESSEE HEREBY COVENANTS WITH THE LANDLORD as follows:

- a) To pay the rent as agreed upon when it is due for payment without any deductions whatsoever..
- b) To bear, pay and discharge all telephone, data charges and gas (if any) in the demised premises during the lease term.
- c) To keep the demised premises and surrounding area clean and in a tenantable condition throughout the Lease term.
- d) To maintain the premises and keep it in a good condition and repair any item which might be defective or damaged during the lease term (save for reasonable wear and tear and damage caused by factors beyond the control of the Lessee).
- e) Upon a written consent by the Lessor the Lessee may carry out at its own cost Any renovation and improvements at the demised premises to suit its desire And prior to so doing and in line with the application for consent the Lessee shall submit to the Lessor drawings prepared by a qualified architect for approval and consent.
- f) To permit the Lessor or his agents at all reasonable times during daytime, by prior appointment, to enter upon the demised premises for purposes of viewing and inspecting the state of the premises.
- g) Not to assign, sublet or part with the possession of the demised premises or any part therefore without first obtaining a written consent of the Lessor.
- h) The Lessee is duty bound to give notice to the Lessor on any occurrence in the Lessor.

LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

- a) The Lessee observing all the covenants and conditions contained in this Lease Agreement, shall peacefully and quietly hold and enjoy the demised premises during the lease term without any interruption by the Lessor or any person rightly claiming through or in trust for him.
- b) To paint all internal and external walls of the demised premises before the beginning of this Lease Agreement.
- c) To bear, pay and discharge all the existing rates, taxes, assessments and other outgoings in respect of the demised premises except water, electricity and telephone (if any) which are to be paid by the lessee during the lease term.
- d) To carry out major repairs to the demised premises at his own cost as and when need will arise.
- e) To enter into the demised premises during daytime upon prior notice to the Lessee for purposes of carrying out inspection of the premises. True Copy of the Original

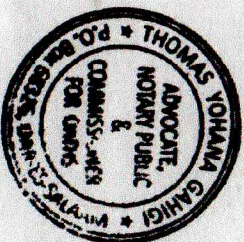
IN WITNESS WHEREOF the parties hereon have duly executed this agreement on the date and manner hereinafter appearing:

SIGNED and DELIVERED by
MR. HAMOUD ABDALLAH SUMRY who is
known to me personally/identified
to me by
the latter being known to me personal in my
presence this 01st day of February, 2021.

Abrahams Ted Mwakilanga
Advocate, Notary Public & Commissioner for Oaths

LESSOR

IN WITNESS OF
Name: Hamoud Abdallah Sumry
Signature: [Signature]
Postal Address: P. O. Box 88325
DRR 45 Relema
Qualification: ADVOCATE



Control No:

998412685626



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue

TAX PAYMENT SLIP

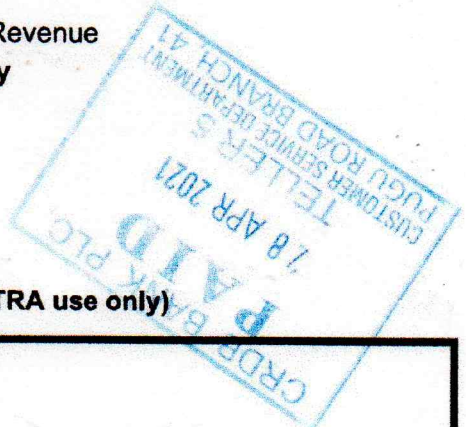
Name of Account Holder(s): N/A
 Bank Account Number: N/A
 Name of Commercial Bank: N/A
 Mobile Phone: 0785959012

Certified as a True Copy of the Original
 Abrahams Ted Mwakizuna
 Advocate, Notary Public & Commissioner for Oaths

Please transfer from my/our account the amount of TZS 384,000.00

Amount in Words: Three Hundred Eighty Four Thousand Only

Value Date: 28/04/2021 00:00:00
 To: Commissioner for Domestic Revenue
 Tanzania Revenue Authority
 CRDB BANK LTD
 Account Number: 0150513982800
 Details of Payment: 998412685626
 TIN: 144717139



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

KEKO MODERN FURNITURE AND HARDWARE LIMITED

DAR ES SALAAM
 P.O.Box 42242, Tel: 2861348
 AND HARDWARE LTD.
 KEKO MODERN FURNITURE

D11414102A84000Y2021
 O11610134A300000Y2021

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

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

Bank use only
 Reference number

Note to Commercial Bank:

Please capture the above information correctly.



CRDB BANK PLC
CASH DEPOSIT/WITHDRAWAL FORM
FOMU YA KUWEKA/KUTOA FEDHA TASLIM

998412685626

Date/Tarehe

2021-04-28 12:52:13

Branch/Tawi

PUGU Road

Account Number
Namba ya Akaunti

Account Holder's Name
Jina la Mwenye Akaunti

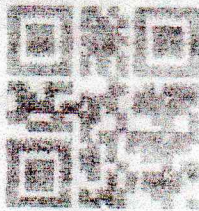
PRITY

0150513982800

COMMISSIONER FOR DOMESTIC

REVENUE-GePG

Deposit/Withdrawal
Kuweka/Kutoa



Amount and Currency
Kiasi na aina

Certified as a True Copy of the Original

GEPG PAYMENTS

Abrahams Ted Mwakima
Advocate, Notary Public & Commissioner for Oaths

Transaction No

Teller I.D

FB22101619603486

Dennis Paul Njau

Name: KEKO MODERN FURNITURE AND HARDWARE LIMITED

Signature/Sahihi:

Mobile :0785959012

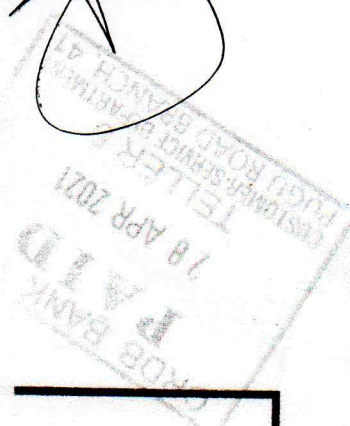
Bill No: 998412685626

Provider: TRA-Commissioner for Domestic Revenue

Email: services@tra.go.tz

Description: TAX REVENUE BILL

Teller/Mhasibu Fedha



[Handwritten mark]

This receipt will be valid only if printed, signed by the customer; countersigned and stamped by the teller.

tel: 2861348
DAR ES SALAAM

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

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

Bank use only
Reference number

Note to Commercial Bank:

Please capture the above information correctly.