

**SUB-LEASE AGREEMENT**

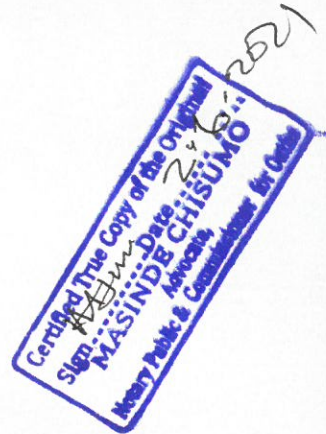
**BETWEEN**

**ATLANTIC METALS LIMITED**

**AND**

**ATLANTIC MOTORS LIMITED**

**DRAWN BY:**  
**FINKLEYS ADVOCATES**  
**2<sup>ND</sup> FLOOR, SCALA BUILDING**  
**MUHONDA/LIKOMA STREET**  
**P. O. BOX 60733**  
**DAR ES SALAAM**



## SUB-LEASE AGREEMENT

**THIS SUB-LEASE AGREEMENT** is made this 13<sup>th</sup> day of April, 2021.

**BETWEEN**

**ATLANTIC METALS LIMITED** of Light Industrial Area, Cocacola Road, Plot No. 23 Mikocheni, Kinondoni municipality, Dar es Salaam region (hereinafter referred to as the "**Sub-Lessor**" which expression shall wherever applicable, include their heirs, assignees, or personal representatives) of the **ONE PART**.

**AND**

**ATLANTIC MOTORS LIMITED** of Light Industrial Area, Cocacola Road, Plot No. 23 Mikocheni, Kinondoni municipality, Dar es Salaam region (hereinafter referred to as the "**Sub-Lessee**" which expression shall wherever applicable, include their heirs, assignees, or personal representatives) of the **OTHER PART**.

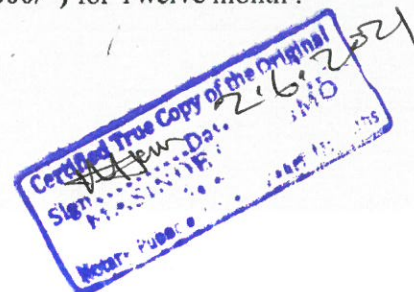
**WHEREAS** the Sub-lessor is the tenant and a possessor of a business premises located at the Light Industrial Area, Cocacola Road, Plot No. 23 Mikocheni, Kinondoni municipality within the City of Dar es Salaam measuring 5,363.58 m<sup>2</sup> (hereinafter referred to as the "**demised premises**") and has the right to sublease the said premises as she wishes.

**AND WHEREAS** the Sub-lessor herein has created a subsidiary company (the Sub-lessee herein) which has established its business in the demised premises which is possessed by the Sub-lessor and the Sub-lessor has assured the Sub-lessee that the demised premises shall be free from any encumbrances from any third parties including the government.

**AND WHEREAS** the Sub-lessee has requested the Sub-lessor to allow her to use and occupy the **Demised Premises** measuring 2,000 m<sup>2</sup> on lease for the period and at the rent and on the terms and conditions hereinafter recorded and which the Lessor has agreed to do.

**NOW THIS DEED WITNESSETH** as follows:

1. In consideration of the rent and **Lessee's** covenants hereinafter contained the **Sub-lessor** hereby demises unto the **Sub-lessee** the business premises situated on Light Industrial Area, Cocacola Road, Plot No. 23 Mikocheni, Kinondoni municipality within the City of Dar es Salaam (the "**Demised Premises**") **TO HOLD** onto the Sub-lessee for a period of 5 years from the 13<sup>th</sup> day of April, 2021 through to the 12<sup>th</sup> April, 2026 for the rents payable as hereunder stated.
2. That the Sub-lessee and the Sub-lessor mutually agree that the Sub-lessee shall pay to the Sub-lessor rent to the tune of **Tanzanian Shillings Five Hundred Thousand (Tshs. 500,000/=)** per month. The parties further mutually agree that the rent shall be paid in total of **Tanzanian Shillings Six Million (Tshs. 6, 000,000/=)** for Twelve month .



4.0 **THE LESSEE HEREBY COVENANTS WITH THE LESSOR** as follows:

- 4.1 To pay the rent on the days and in manner aforesaid.
- 4.2 To keep the interior of the premises including all doors and Sub-lessor's fixtures in good and substantial repair and properly painted as from time to time required.
- 4.3 To pay all charges for electricity supplied to the said Premises during the tenancy, all telephone charges and security guards during the tenancy.
- 4.4 Not to assign charge or sublet or part with possession of the demised Premises or any part thereof without the previous written consent of the Sub-lessor such consent not to be unreasonably withheld.
- 4.5 To comply with all the municipal and health regulations relating to the demised Premises.

5.0 **THE LESSOR HEREBY COVENANTS WITH THE LESSEE** as follows:

- 5.1 During the continuance of the said term to keep the exterior portions of the demised Premises in good and tenantable repair and condition and remedy any major or structural faults or construction defect affecting convenience and proper use or occupation thereof provided that such faults are not attributed to neglect on the part of the Sub-lessor his agents servants or employees.
- 5.2 That the Sub-lessee paying the said rent and observing and performing the several covenants and stipulations herein on the part of the Sub-lessee contained shall peacefully hold and enjoy possession of the demised Premises throughout the said term, without any interruption by the Sub-lessor or any person rightfully claiming under or in trust for her.

IN WITNESS whereof, the parties hereto have executed this Lease in the manner and on the dates hereinafter appearing.

SEALED by the COMMON SEAL of  
ATLANTIC METALS LIMITED  
and delivered by GOKHAN GUVEN in  
our presence this  
this ...28... day of...April...2021



**BEFORE ME:**

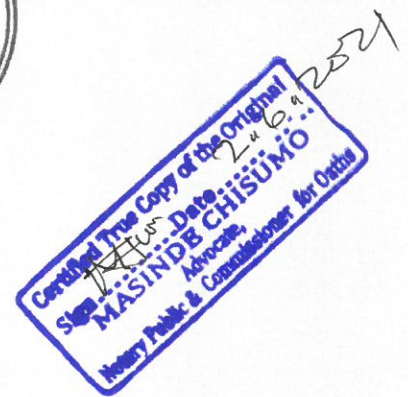
Name: GOKHAN, GUVEN  
Signature: [Signature]  
Postal Address: P.O. BOX 21637 DSM  
Position: DIRECTOR

SEALED by the COMMON SEAL of the said  
ATLANTIC MOTORS LIMITED  
in our presence this 28 day of  
APRIL, 2021



**BEFORE ME:**

Name: MEHMET ADNAN SAHIN  
Signature: [Signature]  
Postal Address: P.O. BOX 21637 DSM  
Position: DIRECTOR



*Handwritten notes:*  
VAT = 600,000/=  
SD = 601,000/=  
600,000/=

*Signature:* [Signature]  
29/4/2021

STAMP DUTY  
60,000/= collected  
998412693990 29/4/2021  
Regional - Manager Kinrossi Tax Region