

LEASE AGREEMENT
Industrial Plot – 2000 Square Meter at
Mufindi Woodpoles Plant and Timber Limited, Farm No. 836, Kihanga
Village, Mufindi District, Iringa Region, TANZANIA

THIS LEASE AGREEMENT is made on the 24th day of APRIL, 2025 between MUFINDI WOODPOLES PLANT AND TIMBER LIMITED, a limited liability Company incorporated in Tanzania with its registered office in Mbeya Region, Mbeya CBD District, Street Circle Road, Plot No. 6, Block Number T, House No. 60, TANZANIA, having **Incorporation No. 43376, TIN No. 101500365 (“the Landlord”**, which expression shall, where the context so admits, include its successors and assigns) on the one part, and MEHRY WATER LIMITED, of P.O. Box 196, Mufindi, Iringa, TANZANIA (**the “Tenant”**).

IT IS AGREED AS FOLLOWS:

1. **AGREEMENT**

The Tenant hereby agrees to rent from the Landlord, Industrial Plot – 2000 square meter situated in, Mufindi Woodpoles Plant and Timber Limited, Farm No. 36, Kihanga Village, Mufindi District, Iring Region, TANZANIA. (**“The Property”**)

2. **DURATION**

The Agreement for rental of the Property will commence on the 1st APRIL, 2025, and subject to Clause 2.2, will expire on the 31st MARCH, 2027. (**Expiry Date**)

3 **OWNERSHIP**

The ownership of the Property will remain with the Landlord at all times.

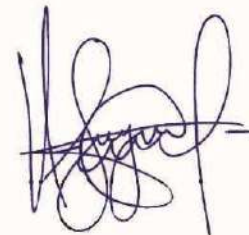
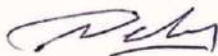
4. **USE**

The Tenant shall use the property solely for Industrial use / warehouse.

5. **RENTAL**

The Rental for the Property will be Tzs. 50.00 (Tanzania Shilling Fifty only) per square meter per month (Tanzania Shilling One Hundred Thousand Only per month). Payable at the end of each quarter (June, September, December and March of each year).

The rental will be reviewed on every two year and adjustment will be done with mutual agreement.



6. **ASSIGNMENT AND SUBLEASING**

The Tenant shall not without prior written consent of the Landlord:

- 6.1 assign or transfer its rights or obligations under this Agreement; or
- 6.2 sub-let or otherwise dispose of or grant an interest (including any security interest) in or over the Property.

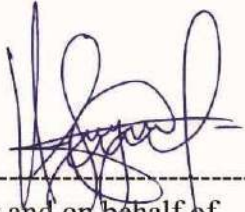

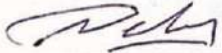
7. **TERMINATION**

Either party may terminate this Agreement and the Lease granted hereunder by three months' prior written notice to the other party at any time during the duration of lease.

8. **GOVERNING LAWS**

This Lease Agreement shall be governed by and construed in accordance with the laws of Tanzania.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the days hereinafter appearing.

| | | |
|--|---|----------------------------|
|  ----- |  | <u>24/04/2025</u> ----- |
| For and on behalf of MUFINDI WOODPOLES PLANT AND TIMBER LIMITED | | Date: |
|  ----- | | <u>24/04/2025</u> ----- |
| For and on behalf of MEHRY WATER LIMITED | | Date: |

**MUFINDI WATER LIMITED
P.O. BOX 198, MAFINGA**