

VEGPRO TANZANIA LTD
P.O. Box 75627
DAR ES SALAAM, TANZANIA.
Mobile No: +254 722204387
DATE: 01.04.2021

MEMORANDUM OF LEASE AGREEMENT MADE AND ENTERED INTO BY AND BETWEEN:

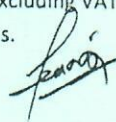
ETG Inputs Limited, P.O. Box 10295, Dar es Salaam
(Hereinafter called the Lessor) of the one part *and*

VEGPRO TANZANIA LIMITED, P.O. Box 75627, Dar es Salaam,
Tanzania.
(Hereinafter called the Lessee) of the other part

LESSEE NAME	VEGPRO TANZANIA LIMITED
PHYSICAL ADDRESS OF WAREHOUSE	PLOT NO 10, KITIRA LUPILA STREET, MAKAMBAKO MUNICIPALITY, WANGING OMBE DISTRICT, NJOMBE, TANZANIA
TIN NO	140 607 819
VRN NO	NA
BANK A/C NAME	VEGPRO TANZANIA LIMITED
BANK A/C NO	020000009473
BANK NAME	AZANIA BANK LTD
BRANCH	INDUSTRIAL BRANCH
SQ MT	
WAREHOUSE CAPACITY IN MT	
PAYMENT TERM	01 st April 2021 – 30 th March 2024
MONTHLY RENT	3,101,000/=
VAT	NA
W/ TAX	310,100/-
NET MONTHLY RENT (A)	2,790,000/=
LEASE PERIOD (B)	3 YEARS
Total Payment to Make (A*B)	100,440,000/-

- Withholding tax will be paid by Tenant to TRA as per the LAW.
- Withholding tax will be on Rental (Excluding VAT amount)
- Invoice will be raised on annual basis.

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
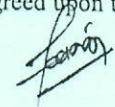


THE LESSOR AND LESSEE HAVE AGREED AS FOLLOWS:

It is agreed that

1. The Lessor let unto the Lessee a PACH HOUSE at NJOMBE commencing on 01.04.2021 subject to renewal at a monthly rental of 3,101,000/- including withholding tax deduction. The rent shall be payable yearly in advance.
2. Notice of revision of rental or termination of lease shall be given by either party of three month before expiry date of the lease to give enough room for preparation. Revision of rent shall be done after one year at a rate mutually agreed by both parties.
3. **THE LESSEE WILL BE RESPONSIBLE FOR**
 - (a) The payment of water and electricity bills on monthly basis.
 - (b) Ensuring that the interior is kept in good order.
 - (c) Upkeep of grounds and general tidiness of the plot.
 - (d) Ensuring that no alterations in, or additions to the premises are made without the prior consent in writing from the Landlord.
 - (e) Fully painting and decorating internally and externally to reasonable standard at the time of vacating the house as exited at the commencement of the said lease.
 - (f) Carry out minor maintenance repair.
 - (g) Remit the Withholding Tax and TRA and avail the certificate.
4. **THE LESSOR WILL BE RESPONSIBLE FOR**
 - (a) Payment of Land Rent / any other Property Tax.
 - (b) Pay the stamp duty on the lease agreement
 - (c) All expenses including Capital expenses to be borne by the lessor
 - (d) Decorating the building prior to occupation by the tenant.
 - (e) Repairs that have structural background or content.
 - (f) Deficiency including any act of God such as storm or fire breakages or damages.
5. **PROVIDED ALWAYS AND IT IS HEREBY AGREED AS FOLLOWS**

That if the rent or part thereof be unpaid for 28 days after it becoming due or if any convenience on the tenants part herein contained shall not be performed or if the tenant should go into liquidation or have execution levied on its effects, the Landlord or his agents may at any time thereafter with or without the tenant's consent re-enter the premises and this agreement will be determined but prejudice to the Landlord's rights in respect of any breach of stipulations agreed upon therein.

We, the undersigned, agree to this agreement as per terms and conditions stipulated:

LANDLORD: VEGPRO TANZANIA LTD

TENANT: ETG INPUTS LTD

SIGNATURE: [Signature]

SIGNATURE: [Signature]

DATE: 01st Nov 2021

DATE: 01st Nov 2021

WITNESS: [Signature]

WITNESS: [Signature]

DATE: 01st Nov 2021

DATE: 1st November, 2021

VEGPRO TANZANIA LIMITED
P.O. Box 75627
DAR-ES-SALAAM, TANZANIA

