

LEASE AGREEMENT

BETWEEN

FESTO EASTO MVWANGO

AND

FLAS GOLD MINE LIMITED

THIS LEASE AGREEMENT is made this 19th day of December 2014

BETWEEN

FESTO EASTO MVWANGO of P. O Box 76830 Dar es Salaam (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

FLAS GOLD MINE LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 1495, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

- A. **WHEREAS**, the **Landlord** is the lawful owner of Industrial mineral Plot at **QDS 46/1 Nyang'hwale Nyarusgusu Geita Region**.
- B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall
 - a) That this lease agreement will be for a term of seven (7) years, starting from 4th July 2021 and as witnessed in the Lease Agreement between **FESTO EASTO MVWANGO** and **FLAS GOLD MINE LIMITED** which will be reviewed after every five years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 500,000 only , payable in advance for a period of every twenty four months with effect from 1st August2021
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of seven years.
3. At the expiry of the initial period of seven years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.

4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.

5. This LEASE Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

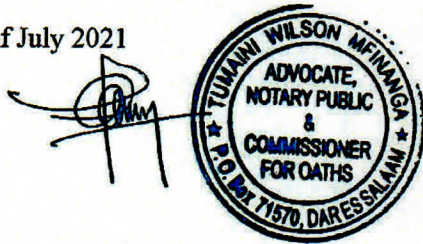
IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said
FESTO EASTO MWAHGO who is identified to me by

..... The latter

Being known to me personally in my presence

This 4th day of July 2021




.....
LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

..... who is identified to me by

SIMBAYANJE MWANGO The latter

Being known to the personally in my presence

This 4th day of July 2021




.....
TENANT