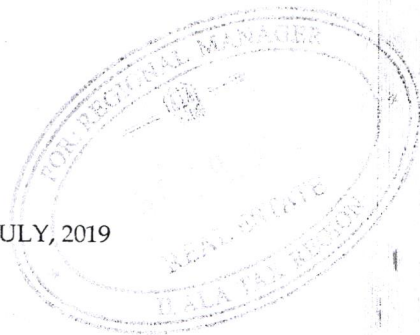


LEASE AGREEMENT

This AGREEMENT is made this 01 day of JULY, 2019



BETWEEN

AMANI DICKSON URASSA of P.O.BOX 69022 Dar Es Salaam (herein referred to as the "LESSOR")

AND

K- LINK FREIGHTERS (T) LTD of P.O.Box 69022 DAR ES SALAAM (herein referred to as "LESSEE") a private company registered in Tanzania under the companies act, 2002.

WHEREAS the Lessor is the owner of the building to be leased, the said office space is situated at unsurveyed Plot adjacent TAG Church near CCM Segerea, within Ilala district in the city of Dar es Salam.

And

WHEREAS the Lessor is willingly to lease the said office space and the Lessee on the other hand agrees to rent the aforesaid office space.

THEREFORE the parties are herein agree on the following:

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Abrahams Ted Mwakifuna
Advocate, Notary Public & Commissioner for Oaths

1. RENT

- a) That the lessee shall pay Tshs. 1, 000, 000/- per month.
- b) That the said rent shall be paid by CASH or through the lessor's bank account.

2. COMERNCEMENT AND TERMINATION OF THE LEASE.

- c) That this lease agreement starts on 01st of JULY, 2019
- d) That this agreement shall be for THREE (3) years.
- e) If the Lessee shall be desirous of continuing the tenancy hereby created for further term at the expiration of the term hereby granted shall, not less than three 3 calendar months before the expiration of the terms hereby granted, give the Lessor NOTICE IN WRITING of such desire.

- f) Save for the increased rent and the provisions for renewal of the lease, the additional term shall be subject in whole other aspect to the same stipulation as are herein contained.

2. DUTIES/COVENANTS BINDING THE LESSOR

By this lease agreement, the "LESSOR" HEREBY CONVENANTS WITH the "LESSEE" as follows;

- g) The Lessor shall maintain in good condition and working order all said connections for supply of water, electricity or gas as well as the soil and sewage connections at her/his own costs provided that if any damage is caused to such connections by the lessee or its servants or visitors or guests such damage will be made good by the lessee at the cost of the lessee, after due intimation thereof to the Lessee and the Lessee shall on the demand pay such costs.
- h) The Lessor or her servant and agents will also have right to enter upon the Leased Office space for carrying out any work or repairs, additions or alternations to the said space or to the connections for the amenities aforesaid by previous notice thereof to the Lessee and Lessee shall not object to the same.
- i) During the continuance of the said term to keep the exterior portion of the Demised premises in Good and tenantable repair and condition and remedy any major or structural fault or faults or construction affecting the convenient and proper use or occupation thereof provided that such faults are not attributed to neglect on the part of the lessee his agents or employees.
- j) To hand over the office space to the lessee on expiry date at the receipt of the agreed rent.
- k) The Lessor shall give notice of three months before the termination of this agreement.
- l) To permit the Lessor and or his agent with or without workmen at the reasonable time of the day (**one week's**) and after reasonable notice to the Lessee in that respect to enter upon the leased office space and examine the condition thereof and execute repair to the said office space under the Lessor covenants in that behalf hereinafter contained.
- m) The Lessor will not unreasonably interfere with occupation and use of the said office space by the lessee.
- n) To carry out all major structural of the said office space

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- o) To permit the lessee to perform and observe the covenants and conditions of this agreement and observe peaceful enjoyment of leased office space.
- p) On the lessee paying the rent on the due dates thereof and in the manner aforesaid and observing and performing the covenants, conditions and stipulations herein contained and on its part to be observed and performed it shall peacefully and quietly possess and enjoy the demised premises during the term hereby granted without eviction, interruption, disturbance, claim or demand whatsoever by the Lessor or any person or persons lawfully or equitable claiming by, from or in trust for her.

4. DUTIES/ COVENANTS BINDING THE LESSEE

By this lease agreement, the "LESSEE" HEREBY CONVENANTS WITH the "LESSOR" as follows;

- q) It is agreed and declared that on the expiration of the said period of the Lease or earlier termination thereof as aforesaid, the lessee shall handover peaceful vacant possession of the leased Office space in a good and tenable condition to the Lessor.
- r) To keep the interior parts of the leased office space in good and tenable repair (fair and tear and damage by accident or fire is herein exempted).
- s) That the lessee shall use the rented space for Commercial purposes only.
- t) The lessee shall bear the costs of all the expenses of repair of the office space.
- u) That the lessee shall not cause any nuisance or annoyance to the lessor or her neighbors by throwing dirt or refuse or by creating noise or otherwise howsoever.
- v) That the lessee shall use the leased office space only for office use and not otherwise.

5. LAWS GOVERNING THE LEASE

This lease agreement shall be governed by the laws of Tanzania.

PROVIDED THAT:

- (a) If the rent hereby served or any part thereof shall be unpaid for thirty(30) days after becoming payable (whether formally demanded or not) or if the covenants and the lessee herein contained shall not be performed or observed, then and in any of the said cases and so often of the same shall happen, it shall be lawful for the Lessor or her agent at any time thereafter to re-enter upon the leased office space or any party thereof in the name of the whole and there upon this lease shall immediately determine but without prejudice to the


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right of action of the Lessor or her agent for a breach of the Lessee's covenants herein contained.

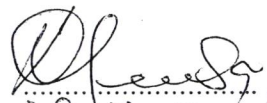
- (b) If any time during the term hereby granted the Leased property or any party thereof shall be destroyed or damaged by fire (not occasion by the willful act neglect or default of the Lessee or licensees', invitees, visitors, servants, force majeure, and in any such cases and so often as the same shall happen.
- (c) Should the lessee desire to vacate the leased Office space during continuance of the lease the lessee shall give six (6) month's notice of such desire in writing or pay the equivalent of six (6) month's rent in lieu thereof in addition to the reserved rent which may have already been paid for the month during which the notice runs. Any rent paid in advance for any period beyond the period of notice shall be refunded to the lessee.

IN WITNESS WHEREOF the parties by signing this agreement in the manner below

SIGNED AND DELIVERED in Dar es Salaam
By the said Amari Urasa who is known to me
personally/ identified to me by
the later being known to me personally in my
presence this 01st Day of JULY, 2019


.....
LESSOR

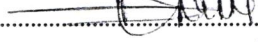
BEFORE ME:


Signature: 
Name: Arnold H. Teembe
Postal Address: Box 35647 DSM
Qualification: ADVOCATE



STAMP DUTY
Shs: 120,000 Collected
Receipt No. 2020/91 Date: 30/07/2019
Certified as a True Copy of the Original
Abrahams Ted Mwakifuna
Advocate, Notary Public & Commissioner for Oaths

SIGNED and DELIVERED at Dar es Salaam, Tanzania by
.....for and on behalf of **K-LINK FREIGHTERS (T) LTD**
(The Lessee) Under its Common seal as appears hereunder

SIGNATURE: 
ADDRESS: 69022
DESIGNATION: M.S

In the Presence of:
NAME: Arnold H. Teembe
SIGNATURE: 
ADDRESS: Box 35647 DSM
DESIGNATION: ADVOCATE



Stamp Duty - 120,000
With Tax - 600,000
Total - 720,000
30/07/19

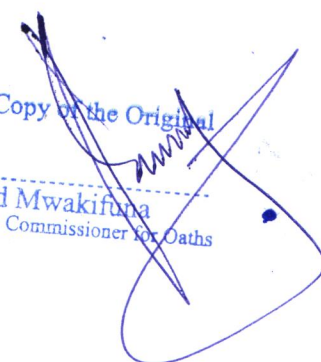
Bill Payment

18/12/2020 11:31:04

Transaction Status:	Completed (3291101012200937)
From Account	0150282725100
Account Owner	KLINK FREIGHTERS T LIMITED
Amount	1,320,000.00 TZS
Company Category	GEPG TRA TISS PAYMENTS
Company Type	TRA TISS
Transfer Date	10/12/2020
ControlNumber	998420117717
Phone Number	0755163131
Created By	durassa

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Abrahams Ted Mwakifupa
Advocate, Notary Public & Commissioner for Oaths





Control No: 998420117717



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue Department

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): K-LINK FREIGHTERS (T) LIMITED
 Bank Account Number: 0150282725100
 Name of Commercial Bank: CORUTZTZ
 Mobile Phone: 0755163131

Please transfer from my/our account the amount of TZS 1,320,000.00
 Amount in Words: One Million Three Hundred Twenty Thousand Only

Value Date: 08/12/2020 00:00:00
 To: Commissioner for Domestic Revenue Department
 Tanzania Revenue Authority
 Bank of Tanzania
 Account Number: 9921134701
 SWIFT Code: TANZTZX

Details of Payment (field 70 of MT103): 998420117717
 Taxpayer TIN: 105712243

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

K-LINK FREIGHTERS (T) LIMITED

D11610127A120000Y2020
 O11310101A120000Y2020

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

Bank use only
 Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number. must be captured correctly.