

LAND LEASE AGREEMENT

THIS LAND LEASE is made and entered into as of December 15, 2021, by and between **Landlord and Tenant**, as described in the following basic lease information.

Landlord and Tenant hereby agree as follows:

ARTICLE 1 -- BASIC LEASE INFORMATION

1.1 Defined Terms. In addition to the terms, which are defined elsewhere in this lease, the following terms shall have the following meaning:

- (a) **LANDLORD:** BELLAVIEW FRESH FRUIT PROCESSING INDUSTRY LIMITED, a duly registered company located in ROMBO.
- (b) **LANDLORD'S ADDRESS:** P.O Box 43, MKUU – ROMBO
- (c) **TENANT:** GIANTE WINE AND SPIRITS COMPANY LIMITED, a duly registered limited liability company
- (d) **TENANT'S ADDRESS:** P.O Box 43, MKUU – ROMBO
- (e) **LAND DISCRPTION:** Block 36/C SIDO ESTATES located in Mkoroshoni Street ROMBO DISTRICT. Which is the physical address of the landlord. The area is adjacent to St. Joseph English Medium Primary School.
- (f) **TERM:** The term of the lease will be three (3) years.

ARTICLE 2 -- AGREEMENT AND USE

2.1 Lease. Landlord hereby demises and leases to Tenant an office and operations area within her premises. Furthermore, landlord leases important services to the tenant which are; electricity, manpower for production, maintenance services and logistic services.

The duration of this Lease will be for the Term described in article 1.1. (f)

2.2 Use. Tenant shall use the area for office and establish a preform manufacturing facility which will manufacture and supply preforms to Bellaview Fresh Fruit Processing Industry Limited (herein referred to as the "landlord"); this will be advantageous to Bellaview Fresh Fruit Processing Industry Limited (herein referred to as the "landlord") as it will help to omit the need of transport and so reduce costs and saves time.

ARTICLE 3 -- RENT

The tenant will pay to the landlord Tsh 100,000/= as a monthly rent for the land and services offered as mentioned in Article 2.1 above.

ARTICLE 4 -- TERMINATION OF CONTRACT

This contract can be terminated upon different reasons; 1. If the tenant uses the land for different uses from the one specified on this contract that is office, manufacturing and selling activities. 2. Failure to pay land rent to the landlord by the tenant.

IN WITNESS WHEREOF, the parties have hereunto set their hands and stamps as of the day and year first above written.

Executed on 17th December, 2021, at ROMBO - KILIMANJARO,

SIGNED AND DELIVERED BY:

BELLAVIEW FRESH FRUIT PROCESSING INDUSTRY LIMITED

[Signature]

Amos GELIERT - MD

BELLA VIEW FRESH FRUIT
PROCESSING INDUSTRY Co.LTD.
P. O. BOX: 43
MKUU ROMBO

LANDLORD

BEFORE ME

NAME: JULIUS DAMAS FOLUS

OCCUPATION: NOTARY PUBLIC

ADDRESS: 352 MKUU - ROMBO

SIGNATURE: [Signature]



SIGNED BY:

GIANTE WINE AND SPIRIT COMPANY LIMITED

[Signature]
DAVID SHANEL



TENANT

HALMASHAURI YA WILAYA YA ROMBO

MAMLAKA YA MJI MDOGO - MIKUU



OFISI YA AFISA MTENDAJI

KATA YA KELAMFUA MOKALA

S.L.P 52,

MKUU - ROMBO

Tarehe: 24/11/2021

Kumb: HWR/KM/34
MENEJA TRA
MIKUU - ROMBO

YAH: UTAMBULISHO WA NGUGU GIANTIE WINE AND SPIRIT CO LTD

Mtaaji hapo juu nemtambulisha ni mkazi wa

Mtaa/Kijiji IBUKONI Kitorogaji cha MATAKORERENI

Mwenyekiti wake ni CLIDA TARIMO

NITA MIBALISITA KUWA KIWAONA

KIUCITOTAJWA HAPU JUU KIPO KITILITA

KATA YA KELAMFUA/MOKALA KISI

Diamanayake CITA IBUKONI KINA FATA MUKITA

Asante

Jina la Afisa Mtendaji Kato ANGELINA B. SHIRIWA

Saini ASHURU Mhuri AFISA MTENDAJI

Tarehe 24/11/2021 KATA YA

KELAMFUA - MOKALA

Simu Na