RENTAL AGREEMENT

THIS AGREEMENT made this **01ST day of JANUARY, 2021** by and between **OLESTUSY MWALONGO**, herein called "Landlord," and **SHANANGA GROUP LIMITED**, herein called "Tenant." Landlord hereby agrees to rent to Tenant the real property located in the City of **PLOT NO 1653 BLOCK A, KINYEREZI , ILALA, DAR ES SALAAM TANZANIA**, described as follows: **SHOP & WHEREHOUSE**, Commencing on the **1ST JANUARY, 2021** and monthly thereafter until the **31ST DECEMBER, 2023** at which time this agreement is terminated. Landlord rents the demised premises to Tenant on the following terms and conditions:

IN WITNESS WHEREOFF

1. THAT the TENANT agrees to pay Landlord as base rent the sum of TZS 7,200,000/- per year, due and payable yearly in any time during the term of this agreement.

2. THAT the TENANT agreed to Monthly rent payments may be paid by check /Cash until the first check is dishonored and returned unpaid. Time is of the essence and no excuses will be accepted. Rent shall be made payable to OLESTUSY MWALONGO and hand delivered (or sent by mail at Tenant's risk) to Landlord at his office.

3. THAT the TENANT convent to maintain the property in good maintainable order.

4. THAT the TENANT shall put all electricity, water & telephone bills for the life of this agreement.

5. THAT the TENANT shall not convert property to any use other than that of a shop & wharehouse and further shall remain from dealing in liquer, gambling and /or any short of dangerous drug in the property mentioned herein.

6. THAT the TENANT shall surrender the property to the landloard t expiration of tenancy period.

7. THAT the tenancy may be renewed subject to new term and conditions. Three month's notice to be given for termination of tenancy period by both parties.

8. THAT the TENANT will bear all costs while renovating the premises and will not be refunded for the renovation done by him. Else he should remove all the materials put by him.

9. Changes to exterior building structure such as sutter doors, grillworking, sign boards, communication cables or paint are allowed, however interior modification may be made provided building structure is not disturbed.

IN WITNESS WHEREOF the parties have set their hands the day first above written.

OLESTUSY MWALONGO (OWNER), Landlord

PANCRASY MWALONGO (DIRECTOR)Tenant

WITNESS TO THE ABOVE SIGNATURIES

SAFIA ANTHONY MBUNDA
Advocate, Notary Public &
Commissioner for Oaths
P.O.Box 14150, DAR-ES-SALAAM