

PART OF LEGAL
 DAR ES SALAM
 TANZANIA
 TIN 1020201111
 URN 400110021
 SERIAL NUMBER 0072442011117
 UIN 01181F
 07118510102020200372442011117
 TAX OFFICE ILALA
 CUSTOMER NAME UNI NICE
 CUSTOMER ID TYPE NUMBER TIN 150956285
 RECEIPT NUMBER 1401
 ZNo 1/0204
 DATE 11 NOV 2022
 ECR 01
 SER 01
 TO 23.73
 TAX 576.27
 TOTAL TAX 4576.27
 TOTAL INCLUSIVE OF TAX 30000.00
 CASH 30000.00
 ITEMS NUMBER 1
 RECEIPT VERIFICATION CODE A920511401

FOR: REGIONAL MANAGER
 11 NOV 2022
 REAL ESTATE
 ILALA TAX REGION

LEASE AGREEMENT

BETWEEN

**UNI NICE INTERNATIONAL LIMITED
(LESSOR)**

AND

**TSJIEANDMEI INTERNATIONAL LIMITED
(LESSEE)**

**THE LAND AND THE PROPERTY SITUATED ON TEMEKE AREA,
 B BLOCK 1 WITHIN TEMEKE MUNICIPAL COUNCIL - DAR ES
 SALAM, CERTIFICATE OF TITLE NO.82764.**

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 1/11 day of Nov 2022



BETWEEN

UNI NICE INTERNATIONAL LIMITED, whose address is P. O. Box 4337., Dar es Salaam, (hereinafter referred to as **'the Lessor'**, which expression where the context so admits includes the person deriving title under the Lessor, its successor in title and assigns) of the one part;

AND

TSJIEANDMEI INTERNATIONAL LIMITED, address is P. O. BOX 5875 Dar Es Salaam (hereinafter referred to as **'the Lessee'**, which expression where the context so admits includes the person deriving title under the Lessee, its successor in title and assigns) of the other part;

RECITALS: -

WHEREAS, the Lessor is willing to lease and the Lessee is desirous to lease from the Lessor the landed Property as better described in this Agreement as the Demised Premises to be used for the purposes of establishment of a Yard Activities;

WHEREAS, the Lessor has agreed to let the said Demised Premises to the Lessee for a term of One year from the beginning of the Commencement Date (as defined below);

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

[A] – DEFINITIONS AND INTERPRETATIONS

"Agreement" or "Lease" shall mean this Lease Agreement and includes any amendment, appendices, addendums, or novation agreed and duly signed and executed by the Parties in accordance with the terms of this Agreement;

"Applicable Laws" shall mean the laws of the United Republic of Tanzania as shall

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Lessor's Initials.....

Lessee's Initials.....

be in force from time to time;

"Commencement Date" shall mean the 11 day of February 2022; the date on which the Lessee shall take possession of the Demised Premises.

"Costs, charges and expenses" shall be deemed to include any value added tax or similar tax and statutory fees charged or chargeable in respect thereof,

"Demised Premises" shall mean that piece of land located On Temeke Area, Plot Number 498 Block I Within Temeke Municipal Council - Dar Es Salaam, With Certificate of Title No.82764 together with the existing developments as per the plan attached hereto.

"Lessee" shall mean **UNI NICE INTERNATIONAL LIMITED**

"Lessor" shall mean **BOSCO SEVERINA CHAILA**

"Month" shall mean a calendar month;

"Notice" shall mean any notice issued under this Agreement.

"Parties" shall mean the Lessor and Lessee in this Agreement.

"Registered Owner" shall mean BOSCO SEVERIN CHAILLA

1.0 GRANT OF LEASE AND TERM OF LEASE

1.1 Grant of Lease

The Lessor, in consideration of the rents to be paid and other covenants and agreements to be performed and observed by the Lessee, does hereby lease to the Lessee and the Lessee does hereby agree to lease and take from the Lessor the Demised Premises, together with, as part of the parcel, all present and future developments located thereon.

1.2 Term of Lease

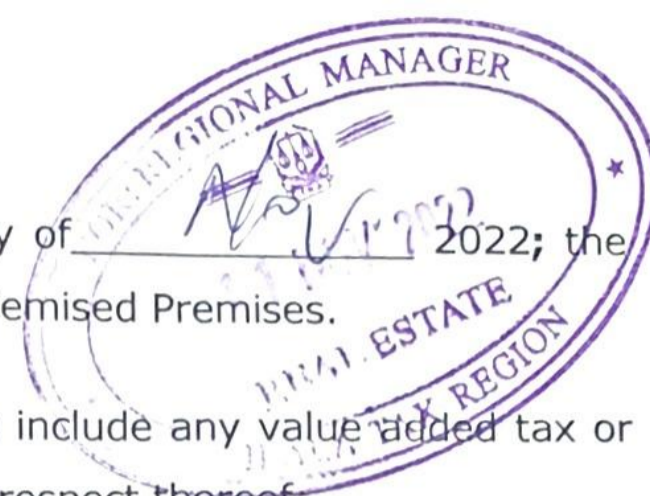
The term of this Lease (the "Term") shall begin on the Commencement Date, and shall continue for a Period of Three Years.

1.3 Use of property by the Lessee

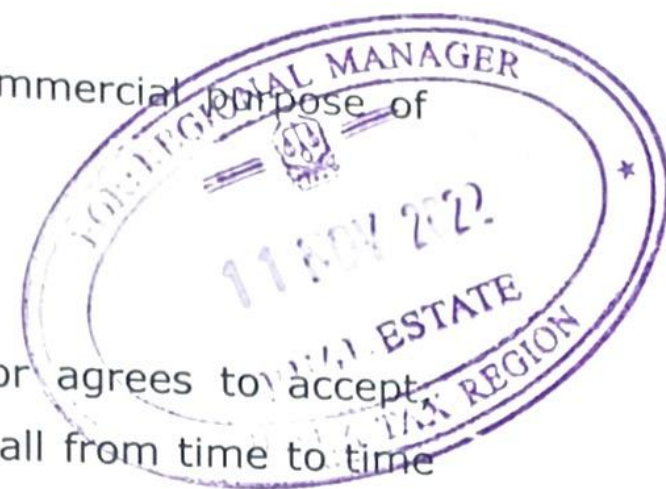
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The Lessee shall use the Demised Premises for the commercial purpose of furthering its business of establishment of yard.



2.0 PAYMENT OF RENTALS

The Lessee agrees to pay the Lessor and the Lessor agrees to accept during the term hereof, at such place as the Lessor shall from time to time direct by notice to the Lessee, rent at the following rates and times and in the following manner.

2.1 Monthly Rent

Subject to clause 2.0 , the Lessee shall pay a monthly rent of Tanzania Shillings Two Hundred And Thirty Thousand Only (TZS 230,000) inclusive of tax, like withholding Tax.

2.2 That the lessee shall pay rent of the year equivalent to Tanzania Shillings Twe Million Seven Hundred And Sixty Thousand (TZS 2,760,000) inclusive of tax

2.3 The payment shall be made through cash.

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3.0 MUNICIPAL AND OTHER CHARGES

3.1 In addition to the rent payable to the LESSOR, the LESSEE shall be liable for and shall pay on demand:

3.1.1 for all or any charges arising from electricity, supplied to the PREMISES and/or used by the LESSEE and/or consumed and/or used by the LESSEE.

3.1.2 all costs of any installations, connections and/ or services provided solely for the benefit of the LESSEE and/ or by virtue of the LESSEE'S special requirements as well as the maintenance of any such installations, connections or services;

3.1.3 a pro rata share of all assessment rates, fees, levies, imposts or charges payable to the local or any other competent authority in relation to the LAND which liability shall be charges levied in respect of the LAND shall be borne by the lessor;

Lessor's Initials.....*[Signature]*

Lessee's Initials.....*[Signature]*

4.0 REPAIRS

4.1.1 Repairs

4.1.2 The Lessee may at its own cost make structural alterations to the Demised Premises provided that the Lessee has first obtained the prior consent thereto of the Lessor. The Lessor agrees that it shall not withhold such consent unreasonably and will respond to such requests for consent within **7 days** from the date of request.

4.1.3 The Lessor shall execute and deliver, within a reasonable period of time, upon the request of the Lessee such instrument or instruments embodying the approval of the Lessor which may be required by the public or quasi-public authority for the purpose of obtaining any licenses or permits for the making of such alterations, changes and/or installations in, to or upon the Demised Premises and the Lessee agrees to pay for such licenses and permits.

5. ADVERTISING AND SIGNS

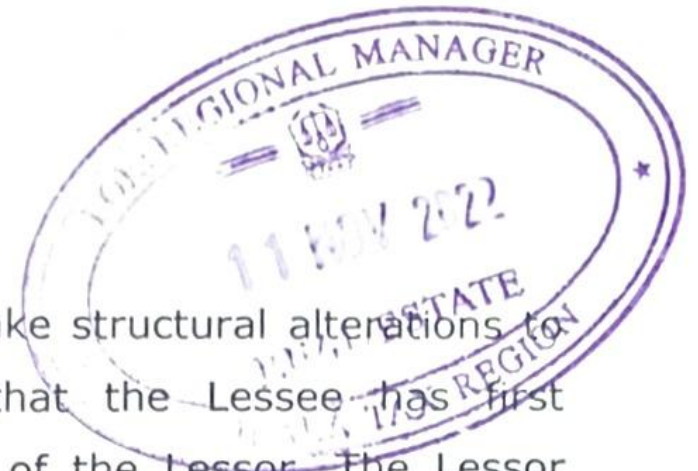
5.1 The LESSEE shall not be entitled to affix, paint, erect, install or display any advertising or other signs (including neon signs) on the windows, doors, exterior or roof of the leased PREMISES or the land, or anywhere else on the land/land, other than already affixed to the land on the commencement date, without the LESSOR's prior written consent, which consent shall not be unreasonably withheld or delayed.

5.2 The LESSEE shall ensure that it procures all necessary approvals from the Municipal Council for fixing a signage and advertising boards, and all costs and taxes associated with the advertising and signages shall be on the account of LESSEE.

5.3 In the event of such consent being granted, then the LESSEE shall keep and maintain any such signs in good, clean and proper working order and condition and comply with the requirements of any

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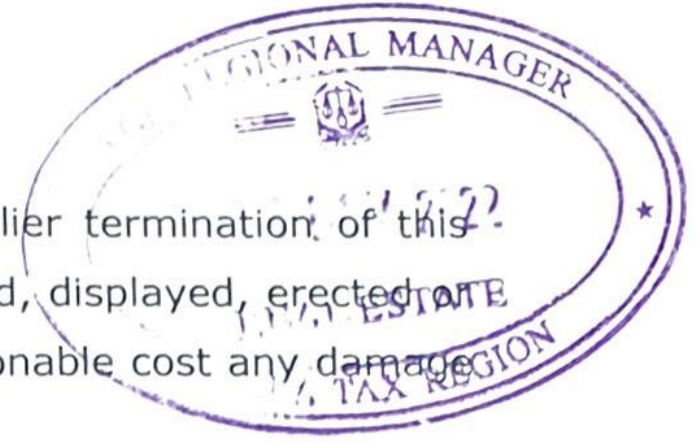
Lessee's Initials.....



competent authority pertaining to such signs.

5.4 The LESSEE shall, upon the expiration or earlier termination of this lease, remove all signs affixed, painted, placed, displayed, erected or installed by it and make good at its own reasonable cost any damage caused as a result of such removal.

5.5 Signage is to include neon signs, decals, logos, registered name plates, hours of business and the like as per the Bank's Standard Corporate Identity.



6. ALTERATIONS TO PREMISES

6.1 The LESSEE shall not, without the written consent of the LESSOR, make any alterations or additions to the leased PREMISES and such consent shall not be unreasonably withheld or delayed, save where such alterations or additions to the leased PREMISES are of a minor nature which shall include but not be limited to alterations or additions to partitioning.

6.2 If consent is given by the LESSOR in terms of 6.1, then during the currency of this lease or any extension thereof such alterations or additions may with the LESSOR's consent, be altered by the LESSEE at its sole discretion and upon the expiration or earlier termination of this lease:

6.2.1 The LESSEE shall be entitled to remove the said alterations or additions from the leased PREMISES in question, at the LESSEE's cost, to their same condition fair, wear and tear excepted carrying out of such alterations or additions;

6.2.2 If the LESSEE fails to remove any additions or alterations, the said additions or alterations shall become the LESSOR's property and no compensation therefore shall be paid by the LESSOR.

6.3 That the LESSEE may remove the wall and gate inside building during the tenure of this lease agreement without mandatory rebuild the said wall and gate for the future, reserve the right to further develop

Lessor's Initials.....*JK*.....

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the property by either constructing thereon additional lands, warehouses, out lands or any other development of similar nature that the LESSEE at his own discretion may deem fit.



7. DEFECTS AND CONDITIONAL REPORTS

- 7.1 The LESSEE shall give the LESSOR written notice within 14 (fourteen) days after the commencement date of this Lease of any defects in the PREMISES or any fittings, equipment or appurtenances of whatsoever nature therein. Failing such notice, or after the remedying of any defects stated in such notice, the LESSEE shall be deemed to have accepted the PREMISES as being complete and without defect therein. For the purpose of this clause and the remainder of the Lease, the term 'appurtenances' means all the installations and appliances in the PREMISES and includes, without prejudice to the generality of the term, any keys, locks, windows, toilet bowls and cisterns, basins, water taps and fittings.
- 7.2 The parties shall duly inspect the leased Premises within 30 (Thirty) days after the commencement of this lease to prepare a conditional report detailing the condition of the leased PREMISES.
- 7.3 It is recorded that should any installations, additions, improvements or alterations effected by the LESSEE to the lease PREMISES during the subsistence of this lease, the LESSEE shall ensure that such installations, additions, improvements or alterations are recorded in terms of the conditional report referred to in clause 7.2.

8. COSTS

Each party to this agreement shall be liable for their own respective legal costs in drawing and executing of this agreement.

9. RIGHT OF RENEWAL

- 9.1 The LESSEE shall have a right to renew this lease for a further period as per section 7 of the SCHEDULE to this Lease on mutatis, mutandis, the same terms and conditions as the initial period of this lease, save

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Lessor's Initials..... *[Signature]*

Lessee's Initials..... *[Signature]*



and except for the following:

- 9.1.1 the LESSEE shall give the LESSOR at least Three (3) calendar months' notice, prior to the expiry of the lease in writing of its intention to exercise its right of renewal;
- 9.1.2 the duration of the renewal period shall be either be reduced or lengthened upon mutual agreement by both parties.

10. MAINTENANCE / DEVELOPMENT OF THE LEASED PREMISES

10.1 The LESSEE shall:

- 10.1.1 at its own cost keep and maintain in good order and condition the leased PREMISES.
- 10.1.2 pay for and replace where necessary all fluorescent bulbs, starters, ballasts and incandescent bulbs used in the leased PREMISES and shall be responsible at its own cost to maintain all lights and light fittings in the leased PREMISES in proper order and clean condition;
- 10.1.3 be responsible for the cleaning of the leased premises, which shall include but not be restricted to, the removal of all refuse from the leased premises to a place in the land designated by the LESSOR.
- 10.1.4 repair at its cost any damage caused to the leased premises by forcible entry or otherwise;
- 10.1.5 in the event of the LESSEE failing or refusing to maintain or repair the leased PREMISES or part thereof as provided for in terms of this clause and remaining in default for a period of 7 (seven) days after dispatch by the LESSOR of a written notice calling on the LESSEE to rectify such default, then without prejudice to any other rights and remedies which the LESSOR may have in law or in terms of this agreement the LESSOR shall be entitled to effect the necessary maintenance or repairs and to claim the reasonable costs so incurred from the LESSEE;

Lessor's Initials.....*ZK*.....
 Lessee's Initials.....*[Signature]*.....



11. LESSOR'S MAINTENANCE OBLIGATIONS

11.1 The LESSOR shall consult with lessee for maintenance, repair and replace the exterior of the LAND, the electrical installations, and during the currency of this Agreement.; PROVIDED that the maintenance and repair shall not be conducted by the LESSOR in the event of any defects or damages that shall be caused by the LESSEE's negligence.

11.2 Ensure that the parking area are not occupied by informal traders of any kind and should any such trader commence business from the LESSOR's property with or without its prior knowledge, that the LESSOR shall make every effort to remove same as soon as practically possible and take the necessary measures to prevent same from occurring in future;

12. LESSOR'S ACCESS TO THE LEASED PREMISES

12.1 The LESSOR shall be entitled:

at any time within business hours during the currency of this lease, due and reasonable notice having been given subject to the strict security controls of the LESSEE, to effect any such of repairs, alterations, improvements and/or additions to the leased PREMISES and/or the land as are required by any competent authority or which the LESSOR may in its discretion decide to carry out (including any maintenance or repair which the LESSOR and for any such purpose to erect scaffolding, boarding and/or other land equipment in, at, near or in front of the leased PREMISES, and also such devices as may be required by law or which the ARCHITECT may certify to be reasonably necessary for the protection of any person against injury arising out of the land operations, in such manner as may be reasonably necessary for the purpose of any of the works aforesaid.

12.1.1 not to unnecessarily or unreasonably interfere with the

Lessor's Initials.....

Lessee's Initials.....

carrying on of the LESSEE's business in the leased PREMISES during the carrying out of any land works, and
12.1.2 to carry out the same as soon as possible in the circumstances;



12.2 To inspect the leased PREMISES for any purpose whatsoever within business hours with due regard and subject to the LESSEE's security requirements -and reasonable notice being given prior to access;

13.0 THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:

13.1 To pay the Rent hereby reserved on the day and in the manner set out in this Lease (or by such other mode of payment nominated by the Lessor) to the account of the Lessor notified by the Lessor to the Lessee free and clear of all taxes and deductions (save for statutory withholding tax) whatsoever.

13.2 To pay and to indemnify the Lessor against in addition to rent, Value Added Tax (VAT) (or any tax of a similar nature that may be substituted for it or levied in addition to it), stamp duty and/or any other tax chargeable in respect of any payment [in addition to rent] made by the Lessee under any of the terms of or in connection with this Lease.

13.3 To keep the Demised Premises, both internal and external, including all lands, doors, fittings and fixtures, the boundary wall and surrounding areas clean and in good and tenantable repair, order and condition.

13.4 To make good any damage caused to the Property (including the Demised Premises) by the Lessee or any of the Lessee's servants, employees, agents or others.

13.5 To take good care of the Demised Premises and surroundings, comply with all laws and government regulations applicable to it and to the Property, indemnify and save harmless the Lessor from and against any and all liability arising from injury during the said Term to any person or property, occasioned wholly or in part by

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any act or omission of the Lessee or of any ~~its servants,~~
employees or agents.

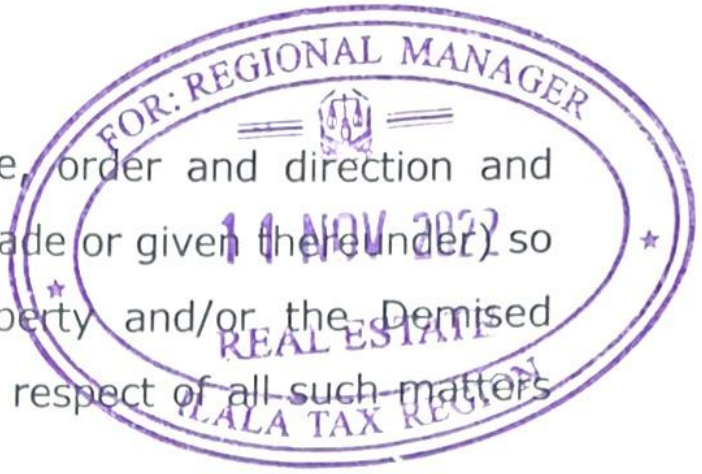


- 13.6** Not make any material alterations or additions to the Demised Premises without the consent in of the Lessor and without obtaining all statutory and regulatory approvals.
- 13.7** To permit the Lessor and its agents and all other persons authorised by the Lessor with or without workmen and others to enter upon the Demised Premises at reasonable times and upon twenty-four (24) hours notice except in the case of an emergency for the purpose of ascertaining that the covenants, schedules and conditions of this Lease have been observed and performed and/or to view the state of repair and condition of the Demised Premises;
- 13.8** Not to use the Demised Premises or any part thereof for any purpose other than for commercial purposes as provided under clause 1.3 of this Agreement.
- 13.9** To use the Demised Premises in a lawful and orderly manner and nothing shall be done or omitted or permitted contrary to any law or regulations for the time being in force relating to the use of the Demised Premises and not to do or permit or suffer to be done anything whereby any rules or regulations of the government or local authority for the time being in force applicable to the Property may be contravened and/or its consent to the use and occupation of the Demised Premises for the purpose aforesaid may be withdrawn and in the event of the Lessor being made liable for any breach thereon attributable to any act or default of the Lessee;
- 13.10** To supply a copy to the Lessor of any notice or direction or licence or consent or permission relating to the Property or the Demised Premises within seven (7) days of the receipt thereof by the Lessee;
- 13.11** To comply forthwith in all respects with the provisions of every enactment (which expression in this sub-clause includes every Act of Parliament now or hereafter enacted and every instrument,

Lessor's Initials.....*[Signature]*.....

Lessee's Initials.....*[Signature]*.....

regulation and by-law and every notice, order and direction and every licence, consent and permission made or given thereunder) so far as the same shall affect the Property and/or the Demised Premises and to indemnify the Lessor in respect of all such matters as aforesaid;



14.0 THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:

14.1 The Lessor covenants and agrees that, subject to the Lessee paying the rent and observing and performing all of the terms, covenants and conditions on the Lessee's part to be observed and performed hereunder, the Lessee may peaceably and quietly have, hold, occupy and enjoy the Demised Premises in accordance with the terms of this Lease without hindrance or molestation from the Lessor or any persons lawfully claiming through the Lessor.

15.0 OTHER COVENANTS:

PROVIDED ALWAYS AND IT IS HEREBY AGREED as follows:

15.1 If the Lessee shall default in paying any sum required to be paid pursuant hereto such sum shall be recoverable (whether formally demanded or not) as if rent in arrear and the power of the Lessor to exercise legal measures to have the rent recovered.

15.2 The Lessor shall not be liable for any loss, damage or injury to the Lessee, the family, employees, servants, agents, visitors or licensees of or the property of the Lessee or of any other such persons caused in whole or in part by: -

15.2.1 any defective or negligent work, construction or the lighting or equipment or other parts of the structure of the Property or the Demised Premises;

15.2.2 any lack or shortage of electricity or water

15.2.3 any burglary, theft or break in;

15.2.4 any other event beyond the control of the Lessor;

Lessor's Initials..... *ZK*.....

Lessee's Initials..... *[Signature]*.....



15.3 The Lessor shall indemnify the Lessee against all claims, actions and proceedings by the Lessor's employees, servants, licensees, agents and others claiming through the Lessor in respect of any loss, damage or injury;

15.4 The Lessor shall not be held accountable for any damages arising as a result of power fluctuations or power outages by city's power supply.

15.5 The parties agree that this lease creates only a landlord tenant relationship. That this agreement shall not create any other obligation an or relationship between the parties save as stated herein and neither party shall use the name of the other without prior consent of such party or bring it to disrepute.

15.6 Each and every one of the Lessee's covenants herein contained shall remain in full force both at law and in equity;

15.7 No provision in this Lease shall be waived or varied by either Party hereto except by agreement in writing which agreement shall be prepared and if the case so requires be duly registered at the sole cost and expense of the party requesting the variation;

15.8 The failure of the Lessor to seek redress for any breach of or to insist upon the strict compliance of any of the terms and conditions of this Lease shall not impair any right, power or remedy accruing to the Lessor or be construed as a waiver thereof. The rights and remedies of the Lessor herein are cumulative and not exclusive of any right or remedies provided by the law or otherwise.

15.9 All improvements, additions and new construction made by the Lessee to and on the Demised Premises when made, at once deem to be attached to the Property and become a part thereof and at the end of the expiration of the Term, shall be surrendered to the

Lessor's Initials *[Signature]*.....

Lessee's Initials *[Signature]*.....

Lessor in good order and condition as they were when installed, reasonable wear and tear excepted;



15.10 All stamp duties and registration fees in connection with the preparation and completion of this Lease shall be paid by the Lessee; and

15.11 All Rent and other sums payable hereunder are exclusive of any value added tax or similar tax charged or chargeable in respect thereof and in the event that any competent taxing authority shall require that value added tax or similar tax be levied on rental payments and any other sums payable hereunder by the Lessee, the Lessee shall in addition pay amounts equal to the value added tax or similar tax then levied.

16.0 TERMINATION

16.1 The Lessor shall have the option to determine this Lease in the event if: -

16.1.1a Winding Up Order is made against the Lessee or it enters into a voluntary winding up; or

16.1.2 Insolvency of the Lessee;

16.2 The Lessee shall have the power to terminate this Lease Agreement under the following circumstances;

16.2.1a Winding Up Order is made against the Lessor or it enters into a voluntary winding up; or

16.2.2 The Lessor defaults in the observance or performance of any of the covenants and agreements required to be performed and/or observed by the Lessor hereunder and such default is not remedied within six (6) months after notice to the Lessor in writing of such default.

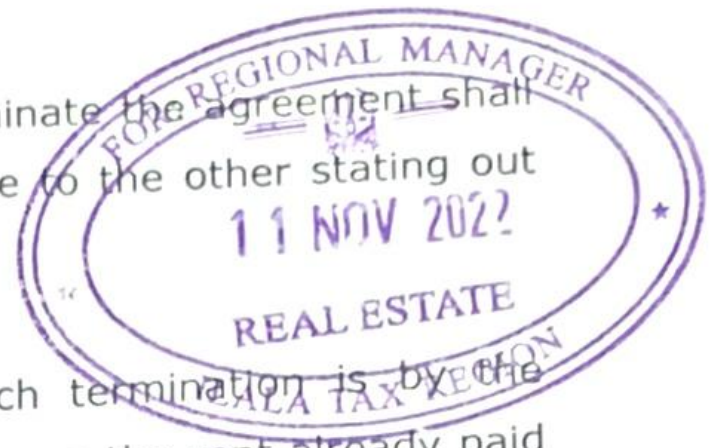
16.2.3 Insolvency of the Lessor.

16.3 That both parties may further upon mutual consent opt to terminate the agreement after the first three (3) years. That in exercising the right to terminate the agreement pursuant to this

Lessor's Initials.....

Lessee's Initials.....

clause, the party that shall wish to terminate the agreement shall have to issue a three (3) months' notice to the other stating out the reasons for such termination.



16.4 Upon termination of this Lease, if such termination is by the Lessor, the Lessor shall refund to the Lessee the rent already paid for the unoccupied period.

16.5 The Lessee shall on termination of this Agreement, (whether at the end of the Term of the Agreement or otherwise), remove all its movable from the Demised Premises and For the avoidance of doubt, the Lessee shall not remove any permanent structures and additions on the Demised Premises including all those structures and repairs that the Lessee shall have made to the Demised Premises

17.0 TAXES

Lessor shall be liable to pay its own taxes arising from the execution of the lease in accordance to the laws of United Republic of Tanzania.

18.0 SEVERABILITY

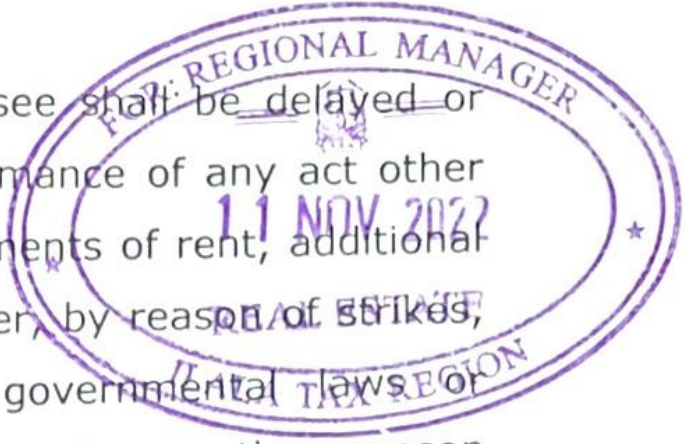
Each clause, sub- clause, paragraph and sub-paragraph of this lease is severable from each other. In the event of one or more clauses, sub-clauses, paragraphs and/or sub-paragraphs of this lease being found to be unlawful or in any other way being void or voidable and unenforceable, this shall not in any way effect the remainder of the lease and in particular the validity and enforceability of the remainder of the lease.

19.0 NO PARTNERSHIP OR AGENCY

Nothing in this Agreement will be deemed to neither constitute a partnership between the parties nor constitute either party as the agent of the other party for any purpose.

20.0 FORCE MAJEURE

Lessor's Initials.....*JK*.....
Lessee's Initials.....*[Signature]*.....



20.1 In the event that the Lessor or the Lessee shall be delayed or hindered in or prevented from the performance of any act other than the Lessee's obligation to make payments of rent, additional rent, and other charges required hereunder, by reason of strikes, lockouts, failure of power, restrictive governmental regulations, riots, insurrections, the act, war or other reason beyond its control, then performance of such act shall be excused for the period of the delay and the period for the performance of such act shall be extended for a period equivalent to the period of such delay.

20.2 Notwithstanding the foregoing, lack of funds shall not be deemed to be a cause beyond the control of either Party.

21.0 CONFIDENTIALITY

21.1 Both parties to this Agreement hereby undertake to keep all information (whether written, oral, and/or electronic, and/or otherwise) arising from or in connection with this Agreement strictly confidential and to treat such information with the highest standard of care.

21.2 Neither party may disclose information arising from or in connection with this Agreement to any third party without the prior written consent of the other party.

21.3 Any party that breaches this confidentiality clause shall indemnify the aggrieved party for any losses and/or damages incurred as a result.

21.4 Notwithstanding the above, either party and any person controlled by it may disclose information which would otherwise be confidential if and to the extent:

21.4.1 Required by law;

21.4.2 Disclosed to professionals' advisers, auditors and bankers of each party;

22.0 GOVERNING LAW AND DISPUTE RESOLUTION

Lessor's Initials.....*ZK*.....
Lessee's Initials.....*[Signature]*.....



22.1 This Agreement shall be governed in accordance with the Laws of the United Republic of Tanzania.

22.2 All disputes and questions whatsoever, which shall arise between the Parties hereto touching this Lease or the construction or application thereof or any clause or thing therein contained or to the rights or liabilities of any Party under this Lease shall be referred to the Court with the competent jurisdiction within the United Republic of Tanzania.

23.0 MISCELLANEOUS

23.1 Notices

Save for termination notice, all notices required and/or given under this Lease shall be in writing or by electronic mail (also commonly referred to as "email") and shall in the case of written notices to the Lessee be sufficiently served if addressed to the Lessee and delivered to the Demised Premises or forwarded to the Lessee by registered post at the address stated herein or in the case of emails be sufficiently served if sent to the Lessee to an email address provided by the Lessee and in the case of notices to the Lessor be sufficiently served if forwarded to the Lessor by registered post at the address stated herein or emailed to an address provided by the Lessor and so that any notice so posted or emailed shall be deemed to have been served within five (5) days and one (1) day respectively following the date of posting or emailing as the case may be.

23.2 Entire Agreement

This Agreement contains the entire and only agreement between the Parties as to its subject matter, and no oral statements or representations or prior written matter not contained in this Agreement shall have any force and effect.

23.3 Modification/Amendment/Assignment

Lessor's Initials.....
Lessee's Initials.....

23.3.1 This Lease shall not be modified and/or amended in any way except by a written instrument executed by both Parties.



23.3.2 Any of the parties may opt to have its rights and interest in this lease assigned to another party provided that prior to such assignment, the party wishing to assign shall first seek the written consent from the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year above written or have caused this Lease to be executed by their respective officers thereunto duly authorized.

SWORN by the said UNI NICE INTERNATIONAL LTD who is known To me personally or introduced by Thengy Kufu this 11 day of Nov 2022



BEFORE ME:

Name: PETER ALFRED BANA
Signature: Alfred
Address: P.O. Box 11059
Designation: ADVOCATE



SEALED with the COMMON SEAL of the said TSJIEANDMEI INTERNATIONAL LIMITED And DELIVERED at DAR ES SALAAM in the presence of us this 11 day of Nov 2022



LESSEE

Name: Li Si
Signature: [Signature]

Lessor's Initials: [Signature]

Lessee's Initials: [Signature]

TIN: 150-956-285

S/D: 27,600

WHT: 276,000 [1yr from November 2022 - Oct 2023]

TOTAL: 303,000

11/11/2022