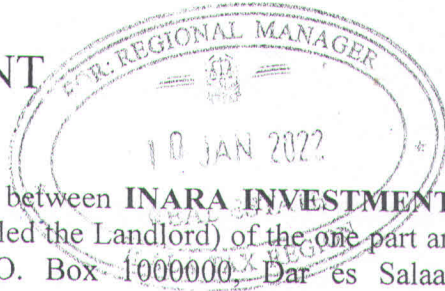


LEASE AGREEMENT



THIS AGREEMENT made this 01st day of January 2022 between **INARA INVESTMENTS (T) LTD** of P.O. Box 104469, Dar es Salaam (hereinafter called the Landlord) of the one part and **M/S TRANSCONNECT LOGISTICS (T) LTD** of P.O. Box 1000000, Dar es Salaam (hereinafter called the Tenant) of the other part.

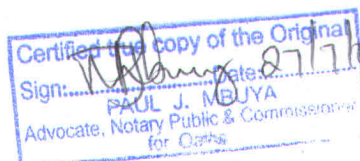
WHEREAS

A. The Landlord is the owner of the Apartment No.801 situated at **SAMORA TOWER** along **SAMORA AVENUE ROAD**, area City Centre, Dar Es Salaam (hereinafter referred to as the "Demised Premises") and is desirous of leasing the same to the Lessee.

B. The Landlord agrees to let part of the premises and the Tenant agrees to take the office at the said building. (30 Square Meter)

NOW THIS AGREEMENT WITNESSETH as follows :-

1. The Landlord agrees to let and the Tenant agrees to take for a period of 1 year the said office premises with effect from 1st January 2022. *To 31st December 2022*
2. The agreed rent for the premises is Tsh. 500,000 (Five Hundred Thousand Only) per month payable on the 1st day of every month.. *We pay for one year*
3. The Tenant shall not sublet the demised premises.
4. The Tenant shall repair at his own cost any fixtures wiring and lighting whenever they are broken and undertake all general repair works.
5. The Tenant shall pay the electricity cost and any other applicable charges (maintenance, service charge, water and miscellaneous charges) which would be apportioned according to the contribution of rent paid, divided by total rent received.
6. The Tenant shall not carry out any alteration or structural changes to the premises without prior written consent of the Landlord.
7. The Tenant shall maintain the property and give vacant possession to the Landlord at the expiry of this agreement.
8. The Tenant must give one month's notice of his intention to renew this agreement on other agreed terms.
9. The Landlord shall pay Property Tax and all other dues to the Government, City Council or any other authority.





IN WITNESS WHEREOF the said parties have hereunto set their hands at Dar es Salaam day and year herein below appearing.

FOR INARA INVESTMENTS (T) LTD

NAME: HUSSAIN RATANI

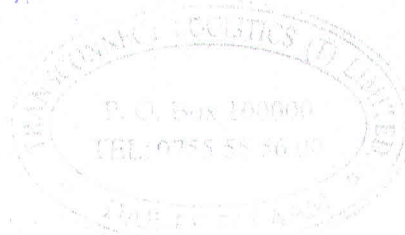
SIGNATURE: [Signature]
POSTAL ADDRESS: P.O. BOX 104469, DSM
QUALIFICATION: DIRECTOR



FOR TRANSCONNECT LOGISTICS (T) LTD

NAME: SAIF NIJARALI RATANI

SIGNATURE: [Signature]
POSTAL ADDRESS: P.O. BOX 100000, DSM
QUALIFICATION : DIRECTOR



SIGN IN THE PRESENCE OF
ADVOCATE NOTARY PUBLIC

NAME: DR. BEN KASAMBALA

SIGNATURE: [Signature]

DATE: 15/01/2022

TIN: 136-001-132

SID: 60,000

WHIT 600,000 (1 year) Jan - 31st Dec 2022

660,000

10/01/2022

[Signature]

STAMP DUTY

3hs: 60000 Collected
99841551578C
Receipt No: Date: 11/1/2022
[Signature]
Regional Manager - Tula Tax Region

Certified true copy of the Original
Sign: [Signature] Date: 27/1/2022
PAUL J. MBUYA
Advocate, Notary Public & Commissioner
for Oaths