

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 2nd day of August, 2022

BETWEEN

IVORY TOWER of P.O. Box 10848 Dar es Salaam (hereinafter called "Lessor") of the one part,

AND

CHANG METAL INTERNATIONAL MINING RESOURCES COMPANY TANZANIA LIMITED of DAR ES SALAAM (hereinafter called "Lessee") of the other part.

WHEREAS the Lessor is the owner of the house described as **Block P, Plot No. 3** situated at **MBEZI BEACH** Area, Kinondoni Municipality, Dar es Salaam.

WHEREAS the Lessor is willing and desirous to lease the part of the said demised property to the Lessee for the period of ...**ONE YEAR, 2022/02/08** to **2023/02/08**..... renewable at the optional of the parties, on terms and conditions to be agreed hereunder. After one year the landlord should not raise the rent for any reason.

AND WHEREAS the Lessee is willing and desirous of taking on lease the said "demised property" on terms and conditions agreed hereunder.

THIS AGREEMENT WITNESSETH as follows: -

1. **Property Leased**

The property to be leased under this agreement is part of the property described as **PLOT NO.3 BLOCK P, situated at MBEZI BEACH Kinondoni Municipality, Dar es Salaam** herein after the "**Demised Property**").