

SALE AGREEMENT

THIS AGREEMENT is made this 28th day of April, 2022.

BETWEEN

UNION MEAT ABATTOIRS LIMITED with offices at AMANI PLACE, 7TH FLOUR, OHIO STREET, DAR ES SALAAM (hereinafter referred to as "the Purchaser") of the one part,

AND

KIBAHA REAL ESTATE AGENCY LTD of P.O. Box 30298, Dar es Salaam (hereinafter referred to as "the Seller") of the other part.

WHEREAS the Seller was the owner of 10 acres situated at Vigwaza Kwazoka near RUVU RANCH which was under design and survey process. The said land now is registered as PLOT no 12, Block "B" At VIGWAZA (hereinafter called "the Property").

AND WHEREAS the Seller has agreed to sell the property to the Purchaser subject to terms and conditions as appearing herein below.

NOW THEREFORE IT IS AGREED as follows: -

1. THAT IN CONSIDERATION of payment of the sum of 350,000 USD (Three fifty hundred dollars only (hereinafter called "the Purchase Price") the Seller sells the Property to the Purchaser.
2. THAT the said Purchase Price shall be paid in two instalment as follows;
1st Instalment: 50% Instalment be paid upon the signature of this contact
2nd Instalment: 50% be paid upon the signature of our title deed.
3. THAT the purchase price shall be paid into the Vendor's nominated account:

Account Name: Kibaha Real estate Agency

Account No. 0252253629000

Bank: CRDB

SWIFTCODE: CORUTZTZ

Branch: KIBAHA

3.4. THAT the Seller shall hand over to the Purchaser all other documents related to and pertaining to the property at the time of executing this deed.

5. THAT the Seller shall cooperate and assist the Purchaser to effect transfer of ownership from his its name to the name of the Purchaser in the commissioner for Land's office.

4.6. THAT the Property is sold subject to the Acts, Covenants, Conditions and Stipulations as more particularly set out in the document of title relating to the Property but otherwise free from any mortgage, charge, lien, lease, encumbrances or adverse claims whatsoever.

5.7. THAT, the Purchaser takes the property as an absolute owner and will therefore have and hold the property hereby sold or transferred with the rights, interests, and appurtenances unto, and the property thus passes forthwith to the Purchaser all the interest which was or is now capable of passing in the property and in the legal incidents thereof.

6.8. THAT the seller shall hand over possession and ownership of the property and all other documents in respect of the immediately after the Purchaser has completed the payment of a purchase price when the TIC certificate is obtained.

7.9. THAT, The Purchaser shall bear the registration cost and seller will assist to follow up the title deed to the Commission of Land.

IN WITNESSES WHEREOF the parties have executed these present in the manner hereinafter appearing.

SIGNED by the PURCHASER

UNION MEAT ABATTOIRS LIMITED who is known to me Personally/identified to me by

Name: MARIAM NG'HWANI

Signature: *Mariam Ng'hwani*

The latter being known to me personally
This 21 day of May, 2022.

BEFORE ME:

NAME: SHALOM SAMWEL MSAKYI

SIGNATURE: *Shalom Samwel Msakyi*

POSTAL ADDRESS: P.O. Box 8633

DAR ES SALAAM

QUALIFICATION: COMMISSIONER FOR OATHS



PURCHASER'S WITNESSES

NAME MARY PAUL NG'HWANI

SIGNATURE *Mary Paul Ng'hwani*

QUALIFICATION COMPLIANCE MANAGER

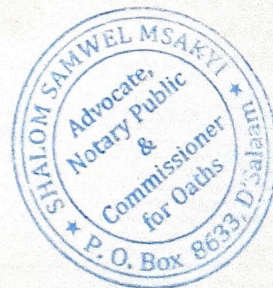
Postal Address: BOX 9104 DAR ES SALAAM

NAME SHALOM SAMWEL MSAKYI

SIGNATURE *Shalom Samwel Msakyi*

QUALIFICATION COMMISSIONER FOR OATHS

Postal Address: P.O. Box 8633 DAR ES SALAAM



SIGNED by the SELLER