

## LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 22 day of November 2021

### Between

**SALIBABA PELLET LIMITED** of postal office box 253 Bagamoyo Tanzania  
(Hereinafter called the ("LESSOR") of the one part.

### And

**HILL OIL AND FATS LIMITED** of postal Office Box Number 253, Bagamoyo, Tanzania  
(Hereinafter called ("LESSEE") of the second part

### THE PARTIES AGREE AS FOLLOWS:

1. In consideration of the rent herein reserved and the lessee's covenants as herein contained, the lessor hereby demises into the lessee a plot no. 820 Block H located at kitopeni in Bagamoyo Urban area.
2. That the Purpose of this Lease agreement is for Construction of warehouses and operation of poultry processing plant.
3. That, this lease agreement is for a period of one hundred and twenty (120) consecutive months commencing on 22 Day of November 2021 expiring on 21 day of November 2031
4. That, the agreed rent herein is Tanzanian shillings 450,000/= per months payable after every six months making a total of TZS 2,100,000/=.
5. That, Lessee may have the right to sublet the apartment with the lessor's advance written consent.
  - i. Lessee shall submit to lessor a request to sublet in writing that includes:
    - (a) Reason for subletting,
    - (b) Term of sublease.
  - ii. Lessor may withhold consent to assign this lease. If the lessor refuses consent, the lessee cannot assign and is not entitled to be released from this lease.
6. **The lessee hereby covenants with the lessor as follows:**
  - a. To pay the reserved rent in the aforesaid manner.
  - b. To be responsible for payment of all utilities, garbage, electricity, water and sewer charges, or other bills incurred during the day to enter upon the demised premises, to view the condition of the said premises.
7. **The lessor hereby covenants with the lessee as follows:**
  - (a) To pay all land rent and fees when sue on the demised premises.
8. **That,** it is mutually agreed the purpose of this lease agreement is for the lessee to erect a building for the purpose of Industrial use only. Any other activities

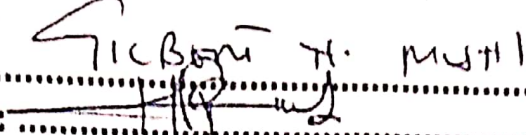
should first obtain written consent from the lessor and the lessee agrees not to use the premise for any illegal purposes.

9. **That**, this lease agreement may be terminated if one or more of the following occurs.
  - (a) Lessor or lessee has given false /incorrect information under this agreement
  - (b) Lessor may terminate tenancy for late payments by giving three(3) month notice
  - (c) Lessee failure to allow lessor to gain access to the property without justifiable reasons.
  - (d) Lessor or lessee giving other party six months, notice and shall disclosing reasonable grounds for termination.
  - (e) Both the lessee and lessor may mutually consent to the termination of the lease.
10. **That**, the lessee shall vacate the leased property at the end of the term of the lease (unless prior agreement is made). Any property that is left behind shall become lessor's property after thirty (30) days and the lessor may have the right to dispose that property.
11. **That**, any provision set forth in this lease Agreement with is contrary to the lessor and lessee laws shall be treated by lessor and lessee as void and as if it were not set forth herein, but all other provision of the lease Agreement shall remain in full force and effect.
12. **That**, the lessee by signing this lease Agreement hereby state that all questions about this lease Agreement have been answered, that the lessee fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. The lessee further state that agrees to fulfill her obligations in every respect or suffer the full legal and financial consequences of her actions or lack of action in violation of this agreement. Signature by the lessee on this lease Agreement is acknowledgement and she has received a signed copy of the lease Agreement.
13. **That**, any dispute of difference between the parties arising from this agreement shall be settled amicably among the parties failure of which resort shall be made through laws of United Republic of Tanzania.
14. **That**, Notice for rent review shall be given to the "Lessee" three months prior to the lease expire, the same notice shall be given by Lessee if not intending to continue with the contract.

Two handwritten signatures in black ink, one larger and more stylized than the other, located at the bottom right of the page.

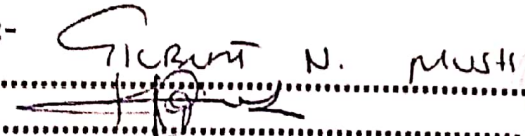
**SIGNED and DELIVERED** at Dar es Salaam  
by the said **THEODORA SHOO**  
for and on behalf of **SALIBABA PELLET LIMITED**  
who is personally known to me/introduced to me by  
..... who is known  
personally to me this 29<sup>th</sup> day of Nov. 2021

  
.....  
**LESSOR**  
**SALIBABA PELLET CO. LTD.**  
P. O. Box 253  
BAGAMOYO, COAST REGION

**BEFORE ME:-**  
**NAME:** SICRUM N. MUSTI  
**SIGNATURE:**   
**DATE:** 29<sup>th</sup> Nov. 2021  
**QUALIFICATION: COMMISSIONER FOR OATH**

**SIGNED and DELIVERED** in Dar es salaam  
by the said **HILLARY E. SHOO**  
For and behalf of **HILL OIL AND FATS LIMITED**  
who is personally known to me/ introduced to me by  
..... who is known  
Personally to me this 29<sup>th</sup> day of Nov. 2021

  
.....  
**LESSEE**  
**HILL OIL & FATS LIMITED**  
P. O. Box 253  
BAGAMOYO  
★ COAST REGION ★

**BEFOERE ME:-**  
**NAME:** SICRUM N. MUSTI  
**SIGNATURE:**   
**DATE:** 29<sup>th</sup> Nov. 2021  
**QUALIFICATION: COMMISSIONER FOR OATH**