

LEASE AGREEMENT

1. **THIS AGREEMENT** made this 15th day of August 2022 between **ABDULRAHMAN LUBEMBEJA** of KATORO VILLAGE, GEITADISTRICT, Tanzania (hereinafter referred to as "the Lessor") of the one part and **WELLNESS FOODS TANZANIA LIMITED** of P.O. Box 491 GEITA , Tanzania (hereinafter referred to as "the Lessee") of the other part.
2. **WHEREAS** the Lessor is the owner of Unsurveyed Land situated at **BUSISI VILLAGE, KOLIMBA ROAD AREA in BUSISI WARD, SENGEREMA DISTRICT, MWANZA**, and is desirous of leasing property (hereinafter referred to as the "Demised Premises") to the Lessee for a consideration of **TSHS 200,000 (TSHS TWO HUNDRED THOUSAND ONLY) per month** with option to buy once the Lessee fulfills the statutory requirements for owning yje land for investment and,
3. **WHEREAS** the Lessee is desirous of taking in lease the abovementioned Demised Premises for the same consideration and upon the conditions and the terms hereinafter appearing.

4. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 4.1 The period of tenancy herein referred as the "Contractual Period" shall be for three (3) years starting from the FIFTEENTH day of **AUGUST 2022** to the FOURTEENTH day of **AUGUST 2025** with an option to buy the property as soon as the Lessee fulfills statutory requirements for owning the land for investment.
- 4.2 The monthly rent shall be TSHS 200,000/= (SHILLINGS TWO HUNDRED THOUSAND ONLY) payable six months in advance at the beginning and middle of each contractual year and such payments will be considered as part payment of the total purchase price agreed at TSHS 4,000,000/= (SHILLINGS FOUR MILLION ONLY).

5.0 THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS

- 5.1 Not to assign, sublet or part with the possession of the premises or any part thereof without the written consent of the Lessor.
- 5.2 Not to prevent the Lessor and/or his agent with or without workmen, at reasonable time of the day, after reasonable notice to the Lessee in that respect, to enter upon the premises to examine and/or execute major repairs to the said premises under the Lessor's covenants in that behalf.

Certified as True Copy of the Original
Sign:..... Date: 29/08/2022
ALEX RICHARD LWOGA
Advocate, Notary Public &
Commissioner for Oaths

- 5.3 To use the premises for PRODUCTION OF ORGANIC-GROWN VEGETABLES AND ORGANIC GROWN LIVESTOCK FOODS and any other agricultural-related activities as well as any lawful business purposes
- 5.4 To keep the premises and fixtures in good state of repair
- 5.5 Not to make any alterations or additions to the premises without the written consent of the Lessor
- 5.6 Unless the lease is renewed, within three months prior to the expiry of the contractual period, to surrender vacant possession of the premises to the Lessor
- 5.7 Either party may terminate the lease by giving the other party three months notice in writing of the desire to do so, any time from 12 months after this lease has become effective, on FIFTEENTH day of AUGUST 2022.

6. DISPUTE RESOLUTION

All the disputes arising out of the terms of this agreement shall be settled through negotiations or arbitration.

IN WITNESS WHEREOF; the parties hereto have set their respective hands on the day and the year in the manner herein below appearing:

SIGNED at Dares Salaam by the said **ABDULRAHMAN LUBEMBEJA** who is known to me personally

this 15th day of August 2022.

BEFORE ME:

Lubembeja
LESSOR

NAME: ABDULLAH KESBY ABDULLAH _



A

SIGNATURE.....

POSTAL ADDRESS..... P.O. Box 33472 D.M

QUALIFICATIONS: Commissioner FOR OATHS

SEALED at Dares Salaam with the **Common Seal**
of the said **WELLNESS FOODS TANZANIA LIMITED**

in our presence this 15th ...day of August 2022.

RUBBERSTAMP
WELLNESS.FOODS TANZANIA LTD

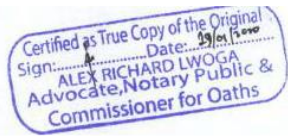
NAME: COLIN STEVEN STEYN

SIGNATURE: 
POSTAL ADDRESS: P.O. Box 491 **GEITA**
QUALIFICATIONS: **DIRECTOR**



NAME: MICHELLE COETSEE

SIGNATURE: 
POSTAL ADDRESS: P.O. Box 491 **GEITA**
QUALIFICATIONS: **DIRECTOR**



Drawn by:
Colin S. Steyn
Director
Wellness Foods Tanzania Limited
P.O. Box 491
Geita