

# SUBLEASE AGREEMENT

## PARTIES

- This Sublease Contract Agreement (hereinafter referred to as the "Agreement") is entered into on 15 November 2022, by and between Pro Mining Services & JCRA Security Systems LTD

## PREMISES

- The premises that are to be subleased are located at (address) Plot 50 "Block G" Nyamalemba Street, Mtakuja Ward, Geita District, Geita Region P.O Box 491

## PAYMENT AND COSTS

- The monthly rent to be paid is TSH 500,000.00 It is to be paid before the first day of every month, so that the first rent payment is due on 1 December 2022.
- The method of payment preferred by both parties is Cash.

## UTILITIES

- Hereby, both parties agree that the Subtenant is responsible for paying all the utilities or other charges associated with the Premises.

## DEPOSIT

- Prior to taking the occupancy of the premises, the Subtenant will pay the Sublessor an amount of TSH 500,000.00 as a security deposit to cover the cost of any damages suffered by the premises and cleaning. Such security deposit will be returned to the Subtenant upon the end of this Agreement, provided that the premises are left in the same condition as prior to the occupancy.

## INSURANCE

- The Subtenant is to arrange renter's insurance that meets the minimum standards required under the Sublessor's original lease.

## TERM

- This Agreement shall be effective on the date of signing this Agreement (hereinafter referred to as the "Effective Date") and will end on 31 November 2027
- Upon the end of the term of the Agreement, this Agreement will not be automatically renewed for a new term.

## TERMINATION

- This Agreement may be terminated in the event that any of the following occurs:
  1. Immediately, in the event that one of the Parties breaches this Agreement.

- 2 At any given time by providing written notice to the other party 30 days prior to terminating the Agreement.

#### DISPUTE RESOLUTION

- Any dispute or difference whatsoever arising out of or in connection with this Agreement shall be submitted to Arbitration/mediation/negotiation (circle one) in accordance with, and subject to the laws of The Republic of Tanzania

#### GOVERNING LAW

- This Agreement shall be governed by and construed in accordance with the laws of The Republic of Tanzania.

#### SEVERABILITY

- In the event that any provision of this Agreement is found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain in force in accordance with the Parties' intention.

#### ENTIRE AGREEMENT

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, express or implied, oral or written of any nature whatsoever with respect to the subject matter hereof. The express terms hereof control and supersede any course of performance and/or usage of the trade inconsistent with any of the terms hereof

#### AMENDMENTS

- The Parties agree that any amendments made to this Agreement must be in writing, where they must be signed by both Parties to this Agreement
- Accordingly, any amendments made by the Parties will be applied to this Agreement.

#### SIGNATURE AND DATE

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below.

SUBTENANT - JCRA Security Systems

Name: Jeremia Bezuidenhout

Signature: [Signature]

Date: 15/11/2022

SUBLESSOR - Pro Mining Services

Name: Jozua CKEB COETSEE

Signature: [Signature]

Date: 15/11/2022

PRO MINING SERVICES LTD  
DIRECTOR