

LEASE AGREEMENT

An Agreement is made on 8th Apr 2021

Between

O2 LIMITED

P.O. BOX 58 MWANZA (Hereinafter referred to as the said "lessor" of the one part)

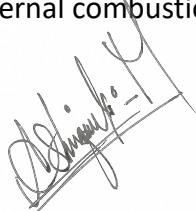
and

ZIWA NETS LIMITED

P.O.BOX .347, Mwanza (Hereinafter referred to as the said "lessee" or tenant of the other part)

WHERE BY IT IS AGREED as follows

1. (a) That the lesser who are the landlord of the property on the plot no. 20, Block A offers one Godown for lease to the said lessee for a period of 20 years from MAY 2021 at a monthly rent of TZS 2,500,000 (In words Two Million Five Hundred Thousand Only) .
(b) The said rent is including VAT and the same will be charged according to the government prevailed regulations on the date of the Invoice.
(c) The payment for the above mentioned period should be done under the company name to O2 Limited.
2. The property will be free for occupation as from the effective date after signing this agreement and after payment of the rent in advance.
3. The lesser shall pay Land rent, Property Tax and /or any other taxes /rates levied on the property during this period.
4. The further covenants as follows:
 - (a) Immediately prior to the expiration of the term hereby granted the Lessee will ensure that the demised premises are in the same condition as they were at the time of occupation.
 - (b) Not to permit any open internal combustion fires to be burned in the demised premises.



(c) That no goods or other things shall be loaded or unloaded in to from any vehicle or conveyed into or from the demised premises except at the area of the building specifically provided by the lesser for such loading and unloading .

(d) Not to permit or suffer to be done anything whereby any insurance of the building against loss or damage by fire may become void or voidable.

5. Upon execution of this agreement and payment of the rent, the lessee shall be entitled to enter into full possession of the part of the said property.

6. The lessee shall pay all charges for electricity, water, telephone and other services used by him in the premises rented by him during the term of his lease period.

7. The lessee will not carry out any alterations to the property without prior written consent of the lessor.

8. The lessee shall not sublet or part with the possession of the said premises without prior written consent of the lessor.

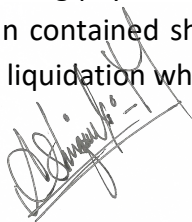
9. At the convenience of the lessee and if absolutely necessary, the lessor and his agent will have a right to inspect the property.

10. That the lessee will be responsible for the security and maintenance of the said demised premises occupied by him.

11. That the lessee agrees to maintain the property ,to keep the interior of the demised premises including all the fixtures in good and tenantable repair order and condition and to give back vacant possession of the property to the lessor at the expiry of this agreement in like condition of the property at the time of possession. In case of any damages to the property the lessee is bound to get them repaired and handover the said premises in a good condition to the lessor.

12. It the duty of the Tenant to keep inside and outside the premises clean and it is the duty of the tenant to shift his Garbage to the Garbage collection center as per the Government norms. If any penalties in this regard from Municipal council and or any other Government Departments should be borne by lessee.

13. a) If the rent hereby reserved or any part thereof shall be unpaid for twenty one (21) days after becoming payable (whether formally demanded or not) or if any covenant on the lessee's part herein contained shall not be performed or observed or if the lessee (being a company) enter into liquidation whether compulsory or voluntary (save for the purpose of reconstruction

A handwritten signature in black ink is written over a rectangular stamp. The signature is cursive and appears to be 'D. S. ...'. The stamp contains some illegible text and a date, possibly '2023-11-11'.

or amalgamation without insolvency) or (not being a company) or shall become bankrupt or shall call a meeting or enter into any composition with creditors or suffer any distress or execution to be levied on the property of the lessee at any time thereafter to re enter upon the demised premises or any part thereof and thereupon the term hereby granted shall absolutely determine but without prejudice to any claim by the lessor in respect of any antecedent breach of any covenant or provision herein contained.

b) If the lessee shall make default in paying any sum referred to in clauses above, such sum shall be recoverable (whether formally demanded or not) as if rent in arrear and the power of the lessor to distain upon the demised premises for rent in arrear including any such sum as aforesaid shall extend to include tenant's fixtures, fittings and any tradable goods not otherwise distrainable by law which may from time to time thereon.

14. Any notice served under on in respect of this lease may be served by delivering it under dispatch to the offices of the parties.

15. It is further agreed that this agreement will be binding on heirs, administrators, trustee, legal personal representative and /or successors of the parties.

16. That this lease will be renewable subject to such amendments on the terms and conditions as the parties may mutually agree provided that 30 days prior to expiry of this lease the lessee has to give written notice to the lessor of his intention to renew the lease.

17. The lessor can terminate this contract by giving 30 days written notice to lessee on the demised premises or on the address mentioned on this contract.

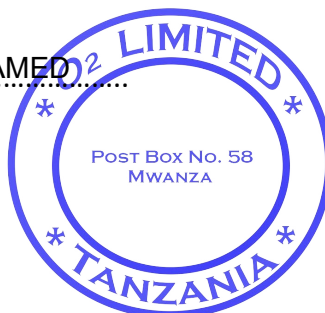
IN WITNESS WHERE OF: The parties hereto have duly executed these presents on the day and in the manner hereinafter appearing.

SIGNED ON BEHALF:

O2 LIMITED
P.O.BOX 58
MAGU DISTRICT
MWANZA.

Name: ASHIQUE RAYEES AHAMED


SIGN & STAMP



SIGNED ON BEHALF:

ZIWA NETS LIMITED
P.O.BOX 347
MAGU DISTRICT
MWANZA.



Name : SHENAN MADHANI

A handwritten signature in blue ink, appearing to read "Shenan Madhani", written over a horizontal line.

SIGN & STAMP