

LEASE AGREEMENT

THIS TENANCY AGREEMENT IS MADE THIS 24th OCTOBER 2023

NAFISA AMIR JANOOWALLA of B.O. Box 9067 TANGA (hereinafter known as the Landlord).

And

**TWIGA LOGISTICS LIMITED with registered No. 169528012
TANGA**

Whereas the landlord is the absolute owner the landed property Situated at Region Tanga, District Tanga CBD, Ward Nguvumali, Gofu Chini Street, Nearby Kofee Authority Tanga.

NOW THIS DEED WITNESSETH as follow:

1. The landlord herein lets unto the tenant and the latter takes all the demised office in property situated at Region Tanga, District Tanga CBD, Ward Nguvumali, Gofu Chini Street, Nearby Kofee Authority Tanga.
2. The lease shall be for a period of Five year with the effect from 24th October 2023 to 24th October 2028 renewable at the option of tenant giving three months' notice before expire
3. The monthly rent for the leased property shall be 100,000 (One Hundred thousand only) payable for three years in cash without any deduction in advance at or before the signing of this agreement.
4. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD AS FOLLOWS:**
 - a. To pay for water and power consumed by them on their production activities

- b. To permit the landlord or its agents or servants at all reasonable times in the day and after reasonable written notice to enter upon and view the condition of the leased land.
- c. To protect the environment surrounding him.

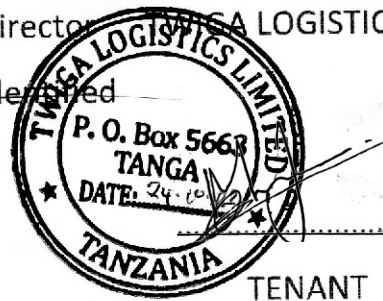
5. THE LANDLORD HEREBY COVENANTS WITH THE TENANT AS FOLLOW:

- a. To pay and discharge all rates, taxes and outgoings payable in respect of the demised land.
- b. To ensure tenant performing the obligations on its part herein contained, shall peacefully enjoy the demised land during the said terms without any interruption from the landlord or any other person rightfully claiming under or in trust for him.

SIGNED and DELIVERED

by the said MUSTAFA AMIR JAHODUWA As a director of TANGA LOGISTICS LIMITED Who is known to me personally/ identified to me by

And letter being known to me personally
This 24th day of OCTOBER 2023.



TENANT

BEFORE ME:

Signature... [Signature]
 Full Names... SARA WILFRED LUSINDE
 Address... P.O. BOX 38380
 Qualification... ADVOCATE



SIGNED and DELIVERED

by the said NAFLA AMIR JANOOWALLA

[Signature]

Who is known to me personally/ identified

LANDLORD

to me by

And letter being known to me personally

This 24th day of OCTOBER 2023.

BEFORE ME:

Signature [Signature]

Full Names SARA WILFRED LUSINDE

Address P.O. Box 38380 DSM

Qualification ADVOCATE

