

LEASE AGREEMENT

**THIS TENANCY AGREEMENT IS MADE THIS 28th MARCH 2023
NAFISA AMIR JANOOWALLA of B.O. Box 9067 TANGA (hereinafter
called the Landlord).**

AND

**And TWIGA LOGISTICS LIMITED with registered No. 169528012
TANGA (hereinafter called the tenant which express shall were of the
other party).**

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

And whereas the tenant has viewed the land and desires to lease it for office purposes.

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 in Gofu Chini Street, Nearby Kofee Authority Tanga.
2. The lease shall be for a period of one year with the effect from 24 OCTOBER 2023 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 four 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 at Tanga this 24th October 2023

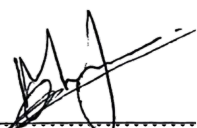
NAFISA AMIR JANOOWALLA


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LANDLORD

AND

MUSTAFA AMIR JANOOWALLA as the Director of the TWIGA LOGISTICS
LIMITED


.....DIRECTOR