

LEASE AGREEMENT

BETWEEN

OISSO INDUSTRIES LIMITED

AND

OISSO GROUP LIMITED

DRAWN BY:

PARTIES THEREIN

LEASE AGREEMENT

This LEASE AGREEMENT is made this 09 day of October, 2023.

BETWEEN

OISSO INDUSTRIES LIMITED, a company duly registered under the Laws of the United Republic of Tanzania and whose address is Postal Office Box Number 2342, Arusha- Tanzania, (hereinafter called the "Lessor" which expression shall include and extend to persons deriving title under the Lessor, her successors and assigns) of the one part;

AND

OISSO GROUP LIMITED, a company duly registered under the Laws of the United Republic of Tanzania and whose address is Postal Office Box Number 2342, Arusha- Tanzania (hereinafter called the "LESSEE" which expression shall where the context so admits, include its successors and assign in title) of the other part.

PREAMBLE

- A. WHEREAS, the LESSOR owns the property located at Plot No. 1, Block A, Loovifukuny, Kisongo Area, Arusha Region.
- B. WHEREAS, the LESSOR is desirous of entering into a Lease Agreement (hereinafter referred to as 'LEASE') with the LESSEE of the said part of the property on the terms and conditions here-in-after appearing.

NOW THIS AGREEMENT witnesseth as follows:-

1.0 DEFINITIONS

1.1 In this the agreement unless the context otherwise provides:-

"Agreement" Means this Lease Agreement between the LESSOR and the LESSEE leading to leasing the said property;

"Consideration" Means the amount of Tanzania Shillings Eight Hundred Thousand Only (TZS 800,000.00) per month (hereinafter referred to 'rent'),

"Law" Means the laws of the United Republic of Tanzania;

"Parties" Means the signatories to this Agreement and or their validly constituted representatives authorized in writing to sign this Agreement;

1.2 References to the singular include, when the context so admits, references to the plural and vice versa.

1.3 Words importing the masculine gender shall include the feminine gender and vice-versa and words importing Persons shall include Companies.

3.0 DURATION OF THE LEASE

3.1 The duration of this Agreement is Five (5) years and upon the expiration of this period, the Parties will meet to discuss new terms of renewal.

3.2 At the end of the Lease period, if The Parties have not renewed this Agreement, The Tenant will vacate The Property and surrender vacant possession of the property to The Landlord as it was given, in a good condition.

3.3 However, all immovable fixtures of a permanent nature, whose removal may cause damage to The Property, will pass to The Landlord on upon at the end of this Agreement.

4.0 CONSIDERATION AND MODE OF PAYMENT

4.1 The consideration Tanzania Shillings Eight Hundred Thousand Only (TZS 800,000.00) per calendar month.

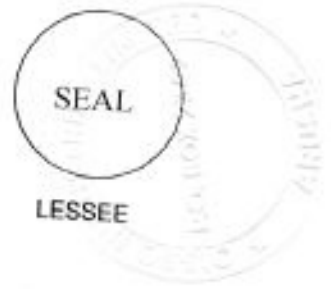
4.2 The Lessee will pay upfront six months' rent amounting to Tanzania Shillings Four Million Eight Hundred Shillings only.

5.0 APPLICABLE LAW

This Agreement is governed by the laws of the United Republic of Tanzania

IN WITNESS HEREOF, the Parties hereto have executed this LEASE AGREEMENT on the date and year first herein above written in the following manner:

LED with a COMMON SEAL of
OISSO INDUSTRIES LIMITED
and DELIVERED in our presence
this 09th day of October, 2023.



BEFORE ME:

Name L. N. BERMAN
Signature [Signature]
Qualification M. DIRECTOR
Postal Address Box 2342 ARUSITA

Name SELEMAN GODFREY SANDI
Signature [Signature]
Qualification: COMPANY SECRETARY
Postal Address 1318 ARUSITA

SEALED with a COMMON SEAL of
OISSO GROUP LIMITED
and DELIVERED in our presence
this 09th day of October, 2023



Name L. N. BERMAN
Signature [Signature]
Qualification M. DIRECTOR
Postal Address Box 2342 AR

Name SELEMAN GODFREY SANDI
Signature [Signature]
Qualification: COMPANY SECRETARY
Postal Address 1318 ARUSITA