

LEASE AGREEMENT

BETWEEN

HASSAN MUSSA ABDILLAH

AND

NINE NINE GENERAL TRADING COMPANY LIMITED

THIS LEASE AGREEMENT is made this 29th day of November 2023

BETWEEN

HASSAN MUSSA ABDILLAH of P. O. Box 216 Nzega Tabora Tanzania. (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

NINE NINE GENERAL TRADING COMPANY LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 216 Nzega Tabora Tanzania (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of said Plot located at Pongwe Msugura situated at Bagamoyo, Coast Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

1. The Landlord shall
 - a) That this lease agreement will be for a term of ten (5) years, stating from 29th November, 2023 and as witnessed in the Lease Agreement between **GULLED INVESTMENT LIMITED CITY MALL** and **FAM HAULAGE LIMITED** which will be reviewed after every five years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term rent will be in kind for a period of tenure subject to review.
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.
4. The plot will be used as a garage and parking facility for the flit of tracks intended for the project.

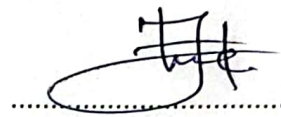
5. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
6. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said

HASSAN MUSSA ABDILLAH

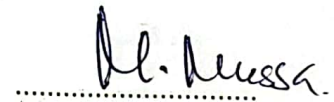
This 29th day of November 2023



LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

NINE NINE GENERAL TRADING COMPANY LIMITED



TENANT

NINE NINE GENERAL TRADING CO. LTD
P.O. Box 216
NZEGA - TABORA
TANZANIA