

LEASE AGREEMENT

THIS AGREEMENT MADE THIS **1ST DAY OF DECEMBER, 2022** BETWEEN MR. **MOHYADIN MOHAMED HUSSEIN** OF P.O.BOX 100049 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND **M/S LONG REEF RESOURCES LIMITED** OF P.O.BOX 71708 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF THE LAND ON PLOT NO: 47/3, ISONDO/MWAKULI VILLAGE, NYUGWA/BUKIMBA WARD, NYANG'HWALE DISTRICT, GEITA (HEREINAFTER CALLED THE "THE LAND") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (3) YEARS EFFECTIVE FROM **1ST DECEMBER, 2022 TO 31ST DECEMBER, 2025** AT A TSH 800,000/= (EIGHT HUNDRED THOUSAND ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID LAND FOR **THREE (3) YEARS** AT TSH **800,000/=** PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR **ONE (1) YEAR** BEING TSH **9,600,000/=** (NINE MILLION SIX HUNDRED THOUSAND ONLY) AND THE LESSOR ACKNOWLEDGES RECEIPT OF THE SAID RENT BY SIGNING THIS AGREEMENT.
3. THE LESSEE SHALL PAY ALL WATER AND ELECTRICITY CONSUMED.
4. THE LESSOR SHALL PEACEFULLY ALLOW THE TENANT TO HOLD AND ENJOY OCCUPATION OF THE SAID LAND WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE LAND TO OTHERS.

PROVIDED AND HEREBY AGREED;

EITHER PARTY SHALL BE AT LIBERTY TO TERMINATE OR RENEW THE SAID LEASE AGREEMENT BEFORE EXPIRATION OF THE TENANT BY GIVING THE EITHER PARTY THREE MONTHS NOTICE. IN WITNESS WHEREFORE, THE PARTIES HAVE HEREUNTO SIGNED /EXECUTED THIS AGREEMENT IN THE MANNER AND DATES AS HEREIN BELOW APPEARING:

1. **MR. MOHYADIN MOHAMED HUSSEIN**
P.O.BOX 100049 DAR-ES-SALAAM SIGNATURE OF LESSOR

m. Hussain

2. **M/S LONG REEF RESOURCES LIMITED**
P.O.BOX 71708 DAR-ES-SALAAM SIGNATURE OF LESSEE

[Signature]

DATED AT DAR-ES-SALAAM THIS 05TH DAY OF JANUARY 2023

WITNESS TO THE ABOVE SIGNATURES

NAME: MWAJUMA CHOOGGY

ADDRESS 78013 DAR-ES-SALAAM

QUALIFICATION ADVOCATE

SIGNATURE *[Signature]*

