

WINSTON LEGAL RECEIPT

WINSTON LEGAL RECEIPT

Dated

2022

TEL: 0255 757 998 001  
TIN 14 0142440  
UPN \*NOT REGISTERED\*  
SERIAL NUMBER 031244014504  
UIN 01181M  
-110781512147002440001244014504



TAX OFFICE KINONDONI

CUSTOMER NAME  
INTEREST PROPERTY DEVELOPERS LTD  
CUSTOMER TYPE BOILER  
CUSTOMER TIN 13472225  
CUSTOMER UIN 00000000

INTE

ITED

RECEIPT NUMBER 43  
ZNo 98  
DATE 03 AUG 2022  
ECR: 01  
LEGAL VERIFICATION CODE 00000000  
TOTAL ESTIMATED TAX 0000.00



TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX 0000.00

in respect of cer

INESS PARK -

CASH 20'000.00  
ITEMS NUMBER 1

LEGAL VERIFICATION CODE  
5846FC43



\*\*\* END OF LEGAL RECEIPT \*\*\*

DRAWN BY:

CYCLONE PROPERTIES LIMITED  
P.O. BOX 77555  
DAR ES SALAAM

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*Tan*

THE LAND REGISTRATION ACT CAP 334 R.E. 2019

AND

THE LAND ACT CAP 113 R.E. 1999

LEASE



CERTIFICATE OF TITLE NUMBER: 186054/2  
PLOT NUMBERS 46/26 and 75/27, MAKTABA STREET, DAR ES SALAAM

1. **CYCLONE PROPERTIES LIMITED**, for the purposes hereof of Post Office Box Number 77555, Dar es Salaam (hereinafter called the "Lessor" which expression shall, where the context so admits, include the Lessor's successors in title and assigns) in consideration of the rent hereby reserved and of the covenants agreements restrictions stipulations and provisions hereinafter contained or implied and on the part of the Lessee (as defined below) to be performed and observed being registered as the holder of the Right of Occupancy in respect of the property known as Plot Numbers 46/26 and 75/27, Maktaba Street, Dar es Salaam and being the property comprised in the above mentioned title HEREBY LEASES to **INTERTZ LOGISTICS COMPANY LIMITED**, a private company incorporated with limited liability in the United Republic of Tanzania and for the purposes hereof of Post Office Box Number 7098 , Dar es Salaam (hereinafter called the "Lessee" which expression shall, where the context so admits, include the Lessee's permitted successors in title and permitted assigns) all that office premises measuring **200 square meters** or thereabouts in total area on the 3<sup>rd</sup> floor of the building IN BLOCK B (hereinafter called the "Building") comprising a part of MAKTABA SQUARE (Business Park) erected on the land comprised in the above mentioned title, the said premises being demarcated in red on the plan annexed hereto (the said premises shall hereinafter be called the "Demised Premises") together with the Lessor's fixtures and fittings upon the Demised Premises and (in common with the Lessor and all other Lessees from time to time entitled thereon) the right to use all easements and services in over and under any adjoining or adjacent premises in the Building and the right to pass on foot to and from the Demised Premises excepting and reserving unto the Lessor and any other persons from time to time entitled thereto all rights easements and privileges now enjoyed over or against the Demised Premises and in particular the following rights that is to say:
  - (a) the right to construct and maintain any easements or services upon over or under the Demised Premises for the benefit of adjacent or adjoining premises and the right of free and uninterrupted use of all water pipes electric conduits wires and drains (if any) in through or under the Demised Premises or any part thereof;
  - (b) the right at any time during the term hereby granted but (except in emergency) only after giving reasonable notice to the Lessee to enter upon the Demised Premises to inspect or execute works in connection with such easements and services as aforesaid or to inspect the condition

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of work or to execute work in connection with such easements and services upon any adjoining or adjacent premises;

- (c) the right to execute any repairs or other works which should be executed by the Lessor under the provisions of this Lease the Lessor making good all damage thereby caused to the Demised Premises (subject however to the provisions of the paragraph next following);
- (d) the right at any time during the term hereby granted to rebuild or execute other work upon any adjoining or adjacent premises as the Lessor may think fit notwithstanding any resultant interference with the access of light and air to the Demised Premises and without any liability to pay compensation for any damage loss or inconvenience caused by such interference;
- (e) the right to pass with or without vehicles along any road or pathway at the rear of the Demised Premises leading to any premises situate over under or adjoining the Demised Premises; and
- (f) the right at any time during the term hereby granted for the Lessor or its duly authorised agents to erect additional storeys to the Building or making any additions or extensions whatsoever thereto and for this purpose to carry out any building or other works without liability for noise annoyance disturbance or nuisance caused thereby.

2. This Lease is for the term of Four (4) years from 01<sup>st</sup> September 2022 yielding and paying therefore during the said term the rents set out below, such rents being payable in advance on each anniversary of the commencement date hereof (such rent being exclusive of any Value Added Tax which shall be for the account of the Lessee).

3. The Lessee to the intent that the obligations hereinafter set out may continue throughout the continuance of the term hereby created hereby covenants and agrees with the Lessor as follows:

- (a) to pay during the term the following rent (all exclusive of Value Added Tax):
  - (i) for the first Two (2) years of the term to pay hereby created (that is to say from 01<sup>st</sup> September, 2022 to 31<sup>st</sup> August, 2024 (both dates inclusive)) the monthly rent of United States Dollars Two Thousand (U.S. \$2,000.00) (being in total the annual sum of United States Dollars Twenty Four Thousand (U.S. \$24,000)) payable bi-annually in advance; and

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- (ii) for the next Two (2) years of the term to pay hereby created (that is to say from 01<sup>st</sup> September, 2024 to 31<sup>st</sup> August 2026 (both dates inclusive)) the monthly rent of United States Dollars Two Thousand Two Hundred (U.S. \$2,200) (being in total the annual sum of United States Dollars Twenty Six Thousand Four Hundred (U.S. \$26,400)) payable bi-annually in advance; and

such rent to be paid by Telegraphic Transfer or Bank to Bank transfer (TISS) (or by such other mode of payment nominated by the Lessor) to the account of the Lessor notified by the Lessor to the Lessee free and clear of all taxes and deductions (save for any statutory deductions) whatsoever and free from exchange or commission which shall be for the account of the Lessee. The Lessee will provide a certified copy of the receipt issued by the Tanzania Revenue Authority for the withholding tax deducted from the rent;

- (b) to pay (subject to the Lessor's right of review provided below) a service charge of U.S.\$2 per SQUARE METER per month, such service charge to be paid bi-annually in advance simultaneously with the rents referred to in clause 3(a), such service charge being for provision of night security and lighting for the common areas of the property, cleaning and maintenance of common areas, water for the Demised Premises, Sungu Sungu (City Council Security Tax), sewerage charges and garbage collection. It is however agreed that security for the Demised Premises will be the obligation of the Lessee. The service charge will be reviewed/increased every [two (2)] years depending on the actual costs incurred in the provision of the above services;
- (c) in the case where the Demised Premises has its own electricity meter) to punctually pay to the appropriate electricity authority all charges in respect of the electricity supplied to the Demised Premises and used therein including the kilowatt periodic charges or unit charges and meter rents and until such time as the installation of a separate electricity meter for the Demised Premises only to pay to the Lessor such sum computed for the electricity consumed in the Demised Premises based on the reading meter installed at the Demised Premises (the said sum being the computed on the basis of the prevailing Kilowatt charge, any service charge payable to the electricity utility provider and value added tax thereon);
- (d) to indemnify the Lessor against any actions claims or demands arising out of leakage or overflow of water or any noxious substance from the Demised Premises caused as a result of any act or omission or the negligence of the Lessee or the Lessee's servants, agents or licensees;
- (e) to punctually pay to Tanzania Telecommunications Company Limited (or its successor(s)) (as the case may be) the costs of installing and connecting telephones and other equipment as the Lessee may require in the Demised Premises and to punctually pay all charges payable in respect of such telephones and other equipment;

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- (f) to keep the interior of the Demised Premises including all doors, windows, floors, ceilings, glass, fanlights, sanitary and water apparatus fixtures and fittings therein clean and in good and tenantable repair order and condition and not to permit any deterioration to the structure or value thereof (fair wear and tear excepted);
- (g) to make good any damage caused to the Building or to the Demised Premises by the moving by the Lessee, the Lessee's servants, employees, agents or others of any furniture goods or other articles into or out of the Building and the Demised Premises and to make good any damage caused to the Building or to the Demised Premises or to any fixtures or equipment therein by the Lessee the Lessee's servants employees agents visitors or licensees installing or removing any fittings or resulting from fire explosion air conditioning or electrical short circuits floor leakage of water or steam or by bursting or leaking of pipes or plumbing works or from any other cause of any other kind or nature whatsoever as a result of the carelessness omission neglect improper or negligent conduct or misconduct of the Lessee the Lessee's servants employees agents visitors or licensees;
- (h) not to use the Demised Premises or any part thereof for any purpose other than as offices and commercial premises for undertaking the Lessee's trade and business as at the date hereof;
- (i) to use the Demised Premises in a lawful and orderly manner and nothing shall be done or omitted or permitted contrary to any law or regulations for the time being in force relating to the use of the premises of a like nature and not to do or permit or suffer to be done anything whereby any rules or regulations of the local authority for the time being in force applicable to the Demised Premises may be contravened and/or its consent to the use and occupation of the Demised Premises for the purpose aforesaid may be withdrawn;
- (j) not without the prior written consent of the Lessor first having been obtained to transfer assign sublet part with possession of or grant a licence in respect of the Demised Premises or any part thereof;
- (k) if this Lease be transferred or if the Demised Premises or any part thereof be sublet or occupied by any person other than the Lessee the Lessor may after default by the Lessee in payment of any rent collect the rent so outstanding from the transferee sub-lessee or occupant and apply the net amount collected in or towards satisfaction of the rent so outstanding and all further rent hereby reserved (including any additional rent payable hereunder) but no such transfer sub-letting occupancy or collection shall be deemed to be a release of the Lessee from the further performance by the Lessee of the covenants and agreements herein or constitute any waiver on the part of the Lessor of any of the Lessor's rights remedies and claims hereunder;

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- (l) to comply forthwith in all respects with the provisions of every enactment (which expression in this sub-clause includes every Act of Parliament now or hereafter enacted and every instrument regulation and by-law and every notice order or direction and every licence consent or permission made or given thereunder) so far as the same shall effect the Demised Premises;
- (m) to perform and observe and also procure the performance and observance by the Lessee's servants agent licensees and invitees of the rules and regulations (if any) as the Lessor may make from time to time for the management of the Demised Premises or of the Building;
- (n) to observe and comply with the terms of the Certificate of Occupancy in respect of the property on which the Building is erected;
- (o) not to permit or suffer to be done in or upon the Demised Premises or any part thereof anything which would or might be or become or cause a nuisance annoyance inconvenience or disturbance to any person whatsoever and pay all costs charges and expenses incurred by the Lessor in abating a nuisance and executing all such works as may be necessary for abating a nuisance or for remedying such nuisance;
- (p) not to paint affix or exhibit any name or writing or any signboard placard or advertisement in the landings or passages upon or outside any entrance hall window roof or outside all of the Building or any private entrance door to the Demised Premises from the landings or passages giving access thereto save with the consent in writing of the Lessor first had and obtained;
- (q) not to make any alterations or additions whatsoever to the Demised Premises or any part thereof except with the previous consent in writing of the Lessor and provided that any such alterations and modifications of shall be carried out by professionally qualified persons and in strict adherence to the drawings and specifications submitted to and approved by the Lessor;
- (r) not to permit or suffer to be done anything whereby any insurance of the Building against loss or damage by fire may become void or voidable or whereby the rate of premium for such insurance may be increased and without prejudice to the generality of the foregoing not to store nor to permit or suffer to be stored upon the Demised Premises any inflammable materials hazardous or noxious substances;
- (s) not to install on the Demised Premises nor permit to be installed therein any safe or heavy machinery nor alter the position of any such safe machinery or other articles without first obtaining the consent of the Lessor;

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- (t) to install at the Lessee's own expense in the Demised Premises such fire fighting equipment and appliances as shall be required in accordance with any local authority regulations;
- (u) to give immediate notice to the Lessor if the Demised Premises be or become infested with vermin;
- (v) to give immediate notice to the Lessor in case of fire or accidents in the Demised Premises or in the Building and of all damage and defects thereto or to any fixtures or equipment therein;
- (w) to pay and make good to the Lessor all and every loss and damage whatsoever incurred or sustained by the Lessor as a consequence of every breach or non observance of the Lessee's covenants herein contained;
- (x) at its cost to insure or cause to be insured and keep insured all the Lessee's fixtures and articles in the Demised Premises against loss or damage by fire and or such risks and other risks as are normal or expedient to insure against;
- (y) immediately before the determination of the said term (whenever determined) well and sufficiently to clean off if necessary and paint all the inside parts of the Demised Premises previously or usually painted and restore the Demised Premises to the state and condition as at the commencement hereof;
- (z) to yield up at the expiration or sooner termination of the term hereby granted the Demised Premises to the Lessor together with the fixtures and fittings thereto in such good and tenantable repair and condition as shall be in strict accordance with the Lessee's covenants and agreements herein contained with all locks keys and fastenings complete. If the Lessee removes any fittings installed by it, it shall make good any damage caused thereby; and
- (aa) To pay to the Lessor on or before the execution hereof the sum of U.S. Dollars Two Thousand Two Hundred (U.S.\$ 2,200) by way of deposit to be held by the Lessor as security for the due performance and observance by the Lessee of all the singular or several covenants and agreements on the part of the Lessee and the conditions contained herein provided that the Lessor shall be entitled at any time and from time to time to apply the deposit monies in and towards the satisfaction and discharge of the covenants and agreements on the part of the Lessee and it is hereby further agreed and declared by the Lessee that any payments made by the Lessee (including payments of rent) after any such application of the deposit monies by the Lessor may at the sole option of the Lessor be allocated in restoring the deposit monies so applied and (in the absence of any express contrary appropriation by the Lessor) shall not be treated as having been applied in the payment obligation it was intended to have been applied towards. The Lessee acknowledges and

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agrees that the Lessor shall not be required to account for any interest on the deposit monies held by the Lessor. The deposit monies shall be refunded by the Lessor to the Lessee to the extent only that the same shall not have been applied in and toward the satisfaction and discharge of the covenants and agreements on part of the Lessee after the expiry of the term.

4. The Lessor hereby covenants with the Lessee as follows:
- (a) that the Lessee paying the rent herein reserved and observing and performing the covenants on the part of the Lessee herein contained shall and may subject to the provisions of this Lease peaceably and quietly hold and enjoy the Demised Premises for the term hereby granted without any interruption by the Lessor or any person lawfully claiming under or in trust for the Lessor;
  - (b) to pay for all land rent and property tax payable in respect of the Building provided always that the Lessor shall at all times have the right to reimbursement pursuant to the provisions of the said sub-clause;
  - (c) that the Lessor has good title to the Demised Premises and has the right and full power to demise the Demised Premises unto the Lessee for the use in the manner afore said;
  - (d) to keep the Building and appurtenances thereof including waste water drain and other pipes and sanitary water apparatus therein in good repair and condition throughout the term of this lease;
  - (e) to insure comprehensively the building with a reputable insurance company;
  - (f) to have in place, during working hours (08:00am to 06:00pm), a heavy standby generator to supply uninterrupted electricity to the Demised Premises in the event of electricity shortage or cut off from the normal supplies. For the avoidance of doubt, the Lessor shall not be responsible for the provision of a standby generator after the working hours. The provision of a standby generator beyond the working hours shall be upon request of the Lessee and the Lessee shall bear the costs.
  - (g) subject to the terms hereof, the Lessor shall give vacant possession to the Lessee of the premises on [01<sup>st</sup> August 2022];
  - (h) to provide Two (2) car parking slots for the use of the Lessee on the Demised Premises at no extra cost; and additional parking for rent at \$60 (Excl of VAT) per space per month for uncovered area and \$80 (Excl of VAT) for covered area If available in the paid parking slot.

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5. Provided always and it is hereby agreed as follows:

- (a) if:
- (i) the Lessee fails to pay the rent or any part thereof and any other sums payable hereunder within seven (7) days from the due date of payment of the same or fails to pay or discharge any other obligation and liability payable or to be discharged by the Lessee; or
  - (ii) the Lessee breaches or fails to comply perform or observe any of the covenants agreements conditions and undertakings contained herein and to be complied performed and observed by the Lessee; or
  - (iii) a resolution is passed for winding-up the Lessee or if a petition is presented or an order made or analogous proceedings are taken for winding-up the Lessee or, as the case may be, for making the Lessee bankrupt; or
  - (iv) an encumbrancer takes possession or exercises or attempts to exercise any power of sale or a receiver is appointed of the whole or any part of the property assets or revenues of the Lessee; or
  - (v) any judgement or order is made against the Lessee that directly impacts the Lessor and this lease and is not complied with within seven (7) days or if any execution distress sequestration or other process is levied and enforced upon or sued out against any part of the property assets or revenues of the Lessee; or
  - (vi) if the Lessee stops payment or agrees to declare a moratorium or becomes or is deemed to be unable to pay its debts as and when they fall due or if a notice is issued convening a meeting of the creditors of the Lessee or if the Lessee proposes or enters into any composition or arrangement with its creditors generally or any class of its creditor; or
  - (vii) any material part of the property assets or revenues of the Lessee is sold or disposed of or threatened to be sold or disposed of whether in a single transaction or a number of transactions or is nationalised compulsorily acquired seized or appropriated;

then and in any of the said cases it shall be lawful for the Lessor at any time thereafter to re-enter into and upon the Demised Premises or any part thereof in the name of the whole and the same to have again repossess and enjoy as in its former estate and thereupon the term of this Lease shall absolutely determine anything herein contained to the contrary anyway notwithstanding but without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any

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of the covenants undertakings and agreements by the Lessee herein contained;

- (b) if the Lessee shall make default in paying any sum required to be paid pursuant hereto such sum shall be recoverable (whether formally demanded or not) as if rent in arrear and the power of the Lessor to distrain upon the Demised Premises for rent in arrear including any such sum as aforesaid shall extend to and include any tenant's fixtures and fittings not otherwise distrainable by law which may from time to time be thereon;
- (c) if the Demised Premises are so damaged or destroyed by fire as to be unfit for occupation or use in whole or in part and the insurance in respect thereof has not become vitiated by any act or omission of the Lessee then the rent hereby reserved or a proper proportion thereof according to the extent of the damage shall from the date of such damage or destruction and until the Demised Premises shall have been reinstated cease to accrue;
- (d) the Lessor the owner and the builder of the Building shall not be liable for any loss, damage or injury to the Lessee, the employees, servants, agents, visitors or licensees of or the property of the Lessee or of any such persons caused by:
  - (i) any defects in the Demised Premises or in the Building or in the electric wiring or the insulation thereof or in the gas pipes or steam pipes or from broken stairs or from the bursting leaking or the running over of any tank tube washstand cistern closet wastepipes drain or any other pipe or tank in upon or about the Demised Premises or the Building nor from the escape of steam or hot water from any boiler or radiator;
  - (ii) any defective or negligent work construction or maintenance of the lifts or the lighting or equipment or other parts of the structure of the Building;
  - (iii) any lack or shortage of electricity water or drainage;
  - (iv) any act or default of any other lessees or tenants of the Building or any portion thereof including servants or agents or licensees of such other lessees or tenants of the Lessee;
  - (v) any burglary theft or office break in; or
  - (vi) any fire explosion falling plaster steam rain or leaks from any part of the Building or from the pipes appliances or plumbing works or from the roofs or from any other place or by dampness howsoever caused and occurring;

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- (e) each and every one of the Lessee's covenants herein contained shall remain in full force both at law and in equity notwithstanding that the Lessor shall have waived or released in any way whatsoever a similar covenant or similar covenants affecting other lessees of the Building;
  - (f) no provision in this Lease shall be waived or varied by either party hereto except by agreement in writing which agreement shall be prepared and if the case so requires be duly registered at the sole cost and expense of the Lessee; and
  - (g) the failure of the Lessor to seek redress for any breach of or to insist upon the strict compliance of any of the terms and conditions of this Lease or any of the Lessor's Rules and Regulations as hereinbefore mentioned shall not impair any right power or remedy accruing to the Lessor or be construed as a waiver thereof. The rights and remedies of the Lessor herein are cumulative and not exclusive of any right or remedies provided by the law or otherwise. The receipt by the Lessor of any rent with knowledge of any breach of covenant shall not be deemed to be a waiver of such breach.
6. All legal fees, stamp duties and registration fees in connection with the preparation, stamping and registration of this Lease and two counterparts thereof shall be paid by the Lessee.
  7. All notices required under this Lease shall be in writing and shall in the case of notices to the Lessee be sufficiently served if addressed to the Lessee and delivered to the Demised Premises or forwarded to the Lessee by registered post at the address stated herein and in the case of notices to the Lessor be sufficiently served if forwarded to the Lessor by registered post at the address stated herein and so that any notice so posted shall be deemed to have been served within five (5) days following the date of posting.
  8. All rents and other sums payable hereunder should be deemed to be exclusive of any value added tax or similar tax charged or chargeable in respect thereof and in the event that any competent taxing authority shall require that value added tax be levied on rental payments and any other sums payable hereunder the Lessee shall in addition pay amounts equal to the value added tax then levied. In addition, all payments due to be made by the Lessee hereunder shall be made free and clear of and without deduction for or on account of any present or future taxes. If at any time, whether now or in the future, any applicable law regulation or regulatory requirement or any competent taxing authority requires the Lessee to make any deduction or withholding in respect of taxes from any payment due under this Lease for the account of the Lessor the sum due from the Lessee in respect of such payment shall be increased to the extent necessary to ensure that, after the making of such deduction or withholding, the Lessor receives a net sum equal to the sum which the Lessor would have received had no such deduction or withholding been required to be made and the Lessee shall indemnify the Lessor against any losses or costs incurred by the Lessor by reason of any failure of the Lessee to make any such deduction or withholding.



9. In this Lease, unless the context otherwise requires, references to:
- (a) words denoting the singular number only shall include the plural number also and vice versa and words importing the masculine gender includes the feminine gender and neuter and vice versa;
  - (b) sub-clauses and clauses and the Schedule shall be construed as references to sub-clauses and clauses of and the Schedule to this Lease;
  - (c) the expression "person" shall include any legal or natural person, partnership trust company joint venture government or any agency thereof local authority department or other body (whether corporate or unincorporate);
  - (d) any statute or any provision of any statute shall be deemed to refer to any statutory modification or re-enactment thereof and to any statutory instrument order or regulation made thereunder or under any such re-enactment;
  - (e) the word "tax" shall be construed so as to include any tax, levy, impost, assessment, duty or other charge of a similar nature (including, without limitation, value added tax, stamp duty and any penalty or interest payable in connection with any failure to pay or any delay in paying any of the same) and "taxation" shall be construed accordingly and the expression "competent taxing authority" means, in respect of any state or administrative division thereof, any governmental or local authority, monetary agency or central bank having power to collect or levy taxes;
  - (f) costs, charges, expenses or remuneration shall be deemed to include, in addition, references to any value added tax or similar tax charged or chargeable in respect thereof;
  - (g) indemnifying any person against any circumstance includes indemnifying and keeping him harmless from all actions, claims and proceedings from time to time made against that person and all loss or damage and all payments costs and expenses made or incurred by that person as a consequence of or which would not have arisen but for that circumstance; and
  - (h) the expression "month" means a calendar month.
  - (i) any right of the Lessor to have access to the Demised Premises shall be construed as extending to any mortgagee or chargee of the Demised Premises and to all persons authorised by the Lessor and any mortgagee or chargee (including agents, professional advisers, contractors, workmen and others nominated by the Lessor and/or any mortgagee or chargee);
  - (j) any provisions in this Lease referring to the consent or approval of the Lessor shall be construed as also requiring the consent or approval of

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any mortgagee or chargee of the Demised Premises but nothing in this Lease shall be construed as implying that any obligation is imposed upon any mortgage or chargee not unreasonably to refuse any such consent or approval; and

- (k) "consent of the Lessor" or words to similar effect mean a consent in writing signed by Lessor and "approved" means authorised in writing by the Lessor.
10. Either party may terminate this Lease by giving to the other party six (6) months prior written notice to that effect.
  11. If the Lessee wishes to take a further lease of the Demised Premises from the expiry of the term hereby created and shall give to the Lessor notice in writing in this regard at any time during the last year of the said term but not less than three (3) months prior to the expiry of the said term then provided that the Lessee shall have complied with all the conditions covenants and agreements herein contained the Lessor shall, subject to agreement on the rent as provided below, grant to the Lessee a further lease of the Demised Premises for a further term of four (4) years commencing on the day following the last day of the term hereby created and upon the same terms and conditions of this lease (save for this option to renew) and at a rent to be agreed upon between the Lessor and the Lessee.
  12. The Lessee hereby accepts this Lease subject to the conditions restrictions and stipulations above set forth or referred to.
  13. This Lease shall be governed by and construed in accordance with the laws of Tanzania.
  14. Any dispute arising from or in connection with this agreement shall be settled amicably between the parties failing of which the aggrieved party may take legal action in a Court of competent jurisdiction.

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IN WITNESS whereof the parties hereto have executed this Lease as of the day and year first hereinbefore written.

THE LESSOR:

SEALED with the Common Seal of  
CYCLONE PROPERTIES LIMITED and  
DELIVERED in the presence of us this  
day of , 2022

Full Name: RIAZ BHARWANI

Signature: *[Signature]*  
Address: P.O. Box 77555 Dar es Salaam  
Designation: Director

Full Name: SAJJAD RAJWANI

Signature: *[Signature]*  
Address: P.O. Box 77555 Dar es Salaam  
Designation: Finance / Admin Executive



**STAMP DUTY**

Shs: 555,830.4 / Collected  
998420627618  
Receipt No: Date: 5/3/2022.

*[Signature]*  
Regional Manager - Ilala Tax Region

THE LESSEE:

SEALED with the Common Seal of  
INTERTZ LOGISTICS COMPANY LIMITED  
and DELIVERED in the presence of us this  
30<sup>th</sup> day of July , 2022

Full Name: CHEN CEI

Signature: *[Signature]*  
Address:  
Designation: MD

Full Name: WANG YU

Signature: *[Signature]*  
Address:  
Designation: Manager



TIN: 134-727-225

S/D: \$ 240 = 555,830.4

WHT: \$ 1200 = 2,779,152

Service: \$ 120 = 277,915.2

total \$ 1560 3,612,897.6

03/8/2022 RAB

{WHT} 6 months from 30 July to  
{Service} 29 Jan.



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