

Stamp duty

$$6400 \times 2300 = 14,784,000$$

$\times 10\%$

147840

THE LAND ACT (No. 4 OF 1999)
THE LAND REGISTRATION ACT
(CAP. 334)

LEASE AGREEMENT

THIS LEASE is made on this 28th day of March



Between

MOHSIN G SOMJI, of Plot No. 43, Nyerere Road, P. O. Box 4504, Dar es Salaam, Tanzania (hereinafter called "the Lessor" which expression shall, where the context so admits, include its successors and assigns) of the one part,

And

GREAT CITY MATERIAL TANZANIA LIMITED, (a limited liability company registered in Tanzania) whose address for purpose of this lease is Sapphire Complex, Plot No. 33/34, Nyerere Road, Dar Es Salaam, Tanzania (hereinafter called "the Lessee" which expression shall, where the context so admits, include its successors and assignees), of the other part.

WHEREAS, the Lessor is the legal registered owner of the Ground floor and Mezzanine floor building situated at Sapphire Complex on Plot No. 33/34 Block "A" Makuburi Industrial Area, Nyerere Road, Dar Es Salaam (heinafter referred to as "The demised Premises) and all fixtures and fittings

AND WHEREAS the Lessee is a Limited Liability Company registered under the laws of Tanzania and desirous of taking a lease of a Ground floor warehouse and office Area comprising of Ground Floor and Mezzanine floor, complete floor measuring total 1,150.00 SQM its offices and all the surroundings including the back yard fenced area of the above named demised premises for its business purpose.

complied with the terms and conditions of the lease agreement.



- 1.4 Premises will be handed over to lessee on signing of Lease agreement and payment of Security Deposit and First Rental due for 6 months, on or before 30th March, 2022 for shifting and making other arrangement by Lessee and Rental will be due from 1st May 2022 onward.
- 1.5 Lessee is entitled parking lots of 5 vehicles in front of Warehouse allotted and 3 vehicles at front of the building dedicated Visitor's parking for your office visitors will allotted, for which payment to City Council/authority if any applicable will have to be borne by Lessee.
- 1.6 The direct costs, charges and expenses which the Lessor may from time to time incur in connection with or in procuring the remedying of any breach by the Lessee of any of the covenants on the part of the Lessee contained in the Lease, shall be borne by the lease.
- 1.7 The service charges as provided in this Lease in the manner therein set out, such service charge will be as per separate service agreement with service provider company will be paid direct to the service provider company on submission of Invoice by the Lessee.

2.0 LESSEE'S COVENANTS:

The Lessee hereby covenants with the Lessor:

2.1 Rent & Other Payments:

- 2.1.1 To pay the rent Charge on the days and in the manner set out in this Lease Agreement and withhold Tax as per the law requirements.
- 2.1.2 To pay and to indemnify the Lessor against:
 - i. All rates, taxes, assessments, duties, charges, impositions and outgoings which are now or during the Term shall be charged, assessed or imposed upon the premises or upon the owner or occupier of them, **PROVIDED** that this covenant shall not oblige the Lessee to pay any taxes, assessments, duties, charges, impositions and outgoings with are, by statutes, payable by the Lessor.

- ii. To pay insurance premium for the materials, equipment and machineries that will be stored in the demised premises. The Lessor shall only insure the building and all fixtures and fittings.
- iii. In addition to rent, VAT or and tax of a similar nature that may be substituted for it or levied in addition to it and stamp duty chargeable in respect of any payment made by the Lessee under any of the terms of or in connection with this Lease Agreement or in respect or any payment made by the Lessor for such payment, save where such tax or duty is by law recoverable from the Lessor.

2.2 Penalty Clauses Delayed Payments:

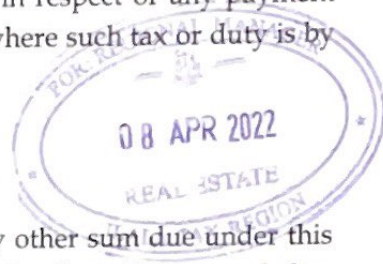
- i. If the Lessee shall fail to pay the rents or any other sum due under this Lease within Thirty days of the date due whether formally demanded or not the Lessee shall pay to the Lessor interest on the rents or other sum from the date when they were due to the date on which they are paid and such interest shall not be deemed to be rents due to the Lessor, interest to be 0.50 % per annum below the base lending rate of bank, as at the date the sum was due.
- ii. Noting in the preceding clause shall entitle the Lessee to withhold or delay any payment or the rent or any other sum due under this Lease Agreement after the date upon which they fall due or in any way prejudice, affect or derogate from the rights of the Lessor in relation to such non-payment including (but without prejudice to the generality of the above) the Lessor's right under the provision for re-entry contained in this Lease Agreement.

2.3 Charges for Utilities:

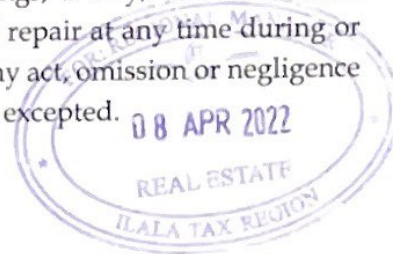
To pay to the suppliers and to indemnify the Lessor against all charges for telephone, electricity, water and other services consumed or used at or in the demised premises.

2.4 Repair, Cleanliness & Replacement of Fixtures in Demised Premises:

- i. At all times during the term to repair and keep the interior of the demised premises in good and substantial repair and conditions (damage or destruction by any or the insured risks and normal wear and tear excepted)



- ii. To clean the demised premises and keep them in a clean and tidy condition and clear of all rubbish and to clean as often as may be necessary the inside of the window panes and frames of the demised premises.
- iii. To replace the Lessor's fixtures and fittings, if any, in the demised premises which may be or become beyond repair at any time during or at the expiration of the term as a result of any act, omission or negligence on the part of the Lessee fair wear and tear excepted.



2.5 Waste:

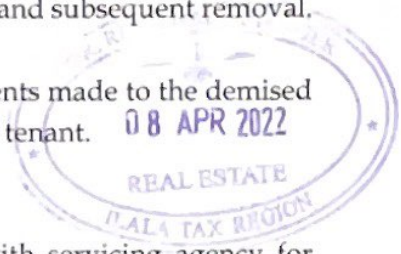
Not to commit any waste and only to dispose of rubbish in areas designated by the Lessor from time to time, any wastage connected with manufacturing item of tenant, the same need to be taken care and make arrangement for disposal of the same.

2.7 Alterations:

- a) Not to make any structural alterations or additions to the demised premises without the written consent of the Lessor.
- b) Lessee will be allowed to connect mains power from their existing meter of at least 70kva.
- c) Not to make any internal non-structural alterations to the demised premises or unite the demised premises with any adjoining premises without:
 - i. Obtaining and complying with all necessary consents of any competent authority and paying all charges of any such authority in respect of such consents.
 - ii. Making an application to the Lessor supported by drawings and where appropriate a specification in duplicate, prepare by an architect or member of some other appropriate profession (who shall supervise the work throughout to completion.
 - iii. Paying the reasonable fees of the Lessor except fees for the Lessor's professional advisors in connection with the approval of such alterations, and
 - iv. Obtaining the consent of the Lessor, such consent not to be unreasonably withheld or delayed. This sub-Clause shall not apply to the erection by the Lessee of internal demountable partitioning of a design and of materials and the layout that are approved in writing by

the Lessor removing the same at the determination of the Term and making all damage caused by its installation and subsequent removal.

- d) To remove any additions, alterations or improvements made to the demised premises at the expiration, as it was handed over to tenant.



2.8 Service Charges:

The Lessee will have separate service contract with servicing agency for common service and Maintenance of the premises.

2.9 User Clauses:

a) Abandoning Demised Premises:

Not to cease carrying on business in the demised premises or leave the demised premises continuously unoccupied for more than Six months without:

- i. Notifying the Lessor; and
- ii. Providing such care taking or security arrangements as the Lessor shall reasonably require and the insurers shall require in order to protect the demised premises from vandalism, theft, damage or unlawful occupation.

b) Pollution:


Not to discharge into the Pipes serving the demises any oil or grease or any objectionable dangerous poisonous or explosive matter or substance and to take all reasonable measure to ensure that any effluent so discharge into the Pipes will not be corrosive or otherwise harmful to the Pipes or cause obstruction or deposit in them.

c) Machinery:

The Lessee shall be allowed to install machineries and other equipment and the Lessee shall install the machineries at allowable standard and specification so as to minimize vibration which can be heard or felt in nearby premises or which may cause structural damage of the property.

d) Other User Clauses:

- i. Not to erect any pole, mast, dish or wire (whether in connection with telegraphic, telephonic, radio or television communication or otherwise) upon the premises without the prior written consent of the Lessor and such consent shall not be unreasonably withheld or delayed.

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- ii. To affix or exhibit on the outside of the demised premises any placard sign, notice, fascia board or advertisement excepted any placard sign, notice, fascia board or advertisement which is barred in law.
 - iii. Not to make connection with the pipes that serve the demises premises without the Lessor's prior written consent which shall not be unreasonably withheld other that in accordance with plans and specifications approved by the Lessor and subject to consent to make such connection having been previously obtained from the competent statutory authority.
 - iv. Not to do in or near the demised premises any act or thing by reason of which the Lessor may under any statute incur, have imposes upon it or become liable to pay any penalty, damages, compensation, costs, charges or expenses.
 - v. Without prejudice to the generality of the above to comply in all respects with the provisions of any statutes and any other obligations imposed by law or by any by-laws applicable to the demised premises or in regard to carrying on the trade or business for the time being carried on the demised premises.
 - vi. Not to do nor allow to remain upon the demised premises anything which may be or become or cause a nuisance, annoyance, disturbance, injury or damage to the Lessor or its other Lessees or to the owners or occupiers of the adjoining buildings.
 - vii. Not to use the demised premises or a sale by auction or for any dangerous, noxious, noisy or occupation nor for any illegal or immoral act or purpose.
 - viii. Not to use the demised property other than factory, Offices and warehouse as and for purpose of carrying out the Lessee's licensed and authorized business, as at the date of commencement of the lease, maximum 45 numbers of employees are allowed, in the event of increase in nos. of employees, tenant need to inform to Lessor and Lessor shall grant approval within in reasonable time positively.
 - ix. Not to keep any animal, fish, reptile or bird anywhere on the demises premises. However, the Lessee shall be allowed to keep dogs (within the demised premises) for security purpose.

2.10 Lessor's Right of Entry:

- a) To permit the Lessor:
 - i. To enter upon the demised premises at agreed to reasonable times and upon reasonable prior notice for the purpose or ascertaining that the covenants and conditions of this Lease Agreement have been observed and performed.

- ii. To view the state of repair and condition of the demised premises.
 - iii. To give to the Lessee (or leave upon the premises) a notice specifying any repair, cleaning maintenance and painting that the Lessee has failed to execute in breach of the terms of this Lease Agreement and to request the Lessee to execute the same as soon as reasonably practicable.
 - iv. The Lessee covenants to provide reasonable access to the Lessor and his prior communicated and identified authorized agents for the purpose of undertaking any work the demised premises of the Lessee, or that of any adjoining tenant, which may require undertaking by the Lessor.
- b) If within two months of the service of such a notice the Lessee shall not have commenced and be proceeding diligently with the execution of the work referred to in the notice or shall fail to complete the work referred to in the notice or shall fail to complete the work within four months or if in the Lessor's reasonable opinion the Lessee is unlikely to have completed the work within such period to permit the Lessor to enter the demised premises to execute such work as may be necessary to comply with the notice and to pay the Lessor the cost of so doing and all expenses properly incurred by the Lessor within forty five days of a written demand.

2.11 Alienation Demised Premises:

- a) Not to hold on trust for another or (save pursuant to a transaction permitted by and effected in accordance with the provisions this Lease Agreement) part with the possession of the whole or any part of the demised premises or permit another person to occupy the whole or any part of the demised premises.
- b) Not to assign underlet or charge the whole of the demised premises without the prior written consent of the Lessor such consent not to be unreasonably withheld or delayed to a Lessee of acceptable standing and financial strength to the Lessor.
- c) Prior to any permitted assignment to procure that the assignee enters into direct covenants with the Lessor to perform and observe all the Lessee's covenants and all other provisions of this Lease Agreement during the residue of the Term.
- d) That each and every permitted under lease shall be granted for the residue of the term that remaining (less a nominal reversion) without any fine premium at a rent not less than the open market rental value of the premises to be



approved by the Lessor prior to any such under lease or the rent then being paid (whichever shall be the greater) such rent being payable in advance on the days on which rent is payable under this Lease and shall contain such provisions approved by the Lessor as shall be deemed necessary to make such under lease subject to all the terms and conditions of this Lease Agreement, mutatis mutandis.

- e) Lessee may share the occupation of the whole or any part of the demised premises with, in the case of an intergovernmental organization, another organization affiliated to it or, in the case of as company, a company which is a member of the same group as the Lessee for so long as both companies shall remain members of that group and otherwise that in a manner that transfers or creates a legal estate.

2.12 Indemnity for Non-Statutory Expenses:

- a) To pay to the Lessor on an indemnity basis all reasonable and proper cost, fees, charges, disbursements and expenses (including without prejudice to the generality of the above those payable to counsel solicitors surveyors and bailiffs) properly incurred by the Lessor in relation to or incidental to:
 - i. Every application made by the Lessor for a consent or license required by the provisions of this Lease Agreement whether such consent or license is granted or refused or preferred subject to any lawful qualifications or condition or whether the application is withdrawn (but not where consent is unreasonable conditions contrary to the express provisions of this Lease Agreement).
The recovery or attempted recovery of arrears of rent or other sums due from the Lessee.
 - iii. Any steps taken in contemplation of or in direct connection with the preparation and service with good cause of a schedule of dilapidation during or within six months after the expiration of the Term but in all respects relating to matters arising during the Term and occasioned by the Lessee.
- b) To be responsible for and to keep the Lessor fully indemnified against all damages, losses, costs, expenses, actions proceedings, claims and liabilities made against or suffered or incurred by the Lessor arising directly out of:
 - i. Any negligent act or omission of the Lessee or any persons at the demised premises expressly or impliedly with the Lessee's authority and under the Lessee's control, or



- ii. Any breach or non-observance by the Lessee of the covenants, conditions or other provisions of this Lease Agreement or any of the matters to which this demise is subject

2.13 Notice of Reletting:

To permit the Lessor upon service of reasonable notice at any time during the last six months of the Term and at any time thereafter (or sooner should any of the events listed in Clause 4.1 of this Lease occur) to enter upon the demised premises and affix and retain anywhere upon the premises a notice for reletting the premises and during such period to permit persons with the written authority of the Lessor or its agent at reasonable times of the day to view the demises premises.

2.14 Yielding Up:

At the expiration of the Term:

- a) To yield up the demises in good and substantial repair in accordance with the terms of this Lease Agreement. Provided that the Lessee shall pay a sum equivalent to any loss of rent incurred by the Lessor (which shall be calculated at the open market rent for the premises) during such period as is reasonably required for the carrying out of works at the expiration of the term by reason of any breach of repairing and decorating covenants.
- b) To give up all keys of the demises premises to the Lessors, and
- c) To remove all signs erected by the Lessee in, upon near the demised premises and to make good and damage caused by such removal.



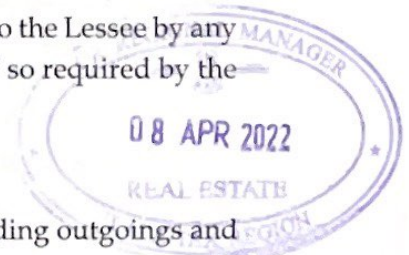
2.15 Viewings:

To permit upon reasonable notice at any time during the Term prospective purchasers of or agents instructed in connection with the sale of the Lessor's reversion or any other interest superior to the Term to view the demised premises without interruption provided they are authorized in writing by the Lessors or its agents.

2.16 Notices:

- a) Upon becoming aware of the same to give to the Lessor of any defect in the demised premises which might give rise to an obligation on the Lessor to do or refrain from doing any act or thing in order to comply with the provisions of this Lease Agreement or the duty of care imposed on the Lessors pursuant to any law.

- b) To give full particulars to the Lessors of any notice, directions, order or proposal for the demised premises made, given or issued to the Lessee by any public authority within fourteen days of the receipt and if so required by the Lessor to produce it to the Lessor.



3.0 THE LESSOR'S COVENANTS:

Subject to the Lessee paying the Lessor the Rent and Building outgoings and all other charges payable under this Lease and complying with the covenants and other terms of this Lease the Lessor covenants with the Lessee to use all reasonable endeavors:

- 3.1 To perform the Building services as provided in this Lease throughout the Term provided that the Lessor shall not be liable to the Lessee in respect of:
- 3.1.1 Any temporary failure or interruption in any of the Building Services by reason of necessary repair replacement maintenance of any installations or apparatus or their damage or destruction or by reason of mechanical or other defect or breakdown or other inclement conditions or shortage of fuel, materials, water or labour or any other cause beyond the Lessor's control.
- 3.2 To permit the Lessee peacefully and quietly to hold and enjoy the demised premises without any interruption or disturbance from or by the Lessor or any person claiming under or in trust for the Lessor.
- 3.3 To pay all land rents property tax and any other lawful taxes in respect of the demised premises during the lease period.
- 3.4 To provide 70KV electric cables to main switch only and the floor loading capacity be up to 15 Tons.
- 3.4 To apply from the relevant authorities approvals, permits and consent for the purpose of Registering the Lease Agreement
- 3.5 To submit to the relevant authorities whenever required the Right of Occupancy in respect of the Estate to facilitate registration of the Lease Agreement

- 3.6 To submit to the relevant authorities whenever required the Right of Occupancy in respect of the estate to facilitate registration of the Lease Agreement. As the lease is for a period not exceeding five years registration is not required
- 3.7 At the Lessor's own expense to execute all works and provide and maintain all arrangements upon or in respect of the demise premises or the use to which the demised premises are being put that are required in order to comply with the requirements of any statute (already or in the future to be passed) or directive of any government department, local authority or other public or competent authority or court of competent jurisdiction regardless of whether such requirements are imposed on the Lessor, the Lessee or any other occupier provided that the Lessor shall not be responsible for matters which are the express liability of the Lessee under these present

4.0 GENERAL CLAUSES:

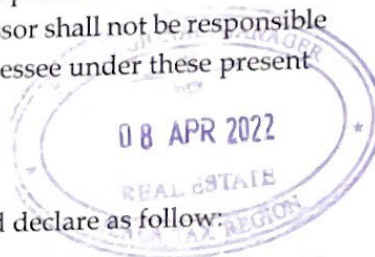
The Lessor and Lessee further mutually agree and declare as follow:

4.1 Re-entry Clauses:

If and whenever during the Term:

- a) The rent (or any other monies) under this Lease Agreement are outstanding for ninety days after becoming due whether formally demanded or not, or
- b) There is a breach by the Lessee or any covenant or other term of this Lease Agreement; or
- c) The Lessee:
 - i. Enters into liquidation whether compulsory or voluntary (but not if the liquidation is for amalgamation or reconstruction of a solvent company) of
 - ii. Has a receiver appointed:

The Lessor, after giving notice to the Lessee of not less than ninety days, may re-enter the demised premises (or any part of them in the name of the whole) at any time (and even if any previous right of re-entry has been waived) and then the Term will absolutely cease but without prejudice to any rights or remedies which may have then accrued to the Lessor against the Lessee in respect of any breach of any



of the covenants or conditions contained in this Lease (including the breach in respect of which the re-entry is made)

4.2 Disputes with Occupiers of Adjourning Premises:

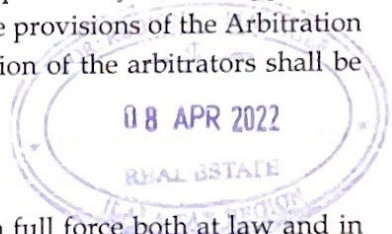
If any disputes between the Lessee and the Lessees or occupiers of the demised premises as to any easement, right or privilege in connection with the use of the demised premises from any other property it shall be decided by the Lessor or in such manner as the Lessor shall reasonably direct or at the Lessor's option by the Surveyor acting as an expert and not as an arbitrator.

4.3 Arbitration Clause:

If any dispute, difference or question shall at any time hereinafter arise between the parties hereto or their respective representatives or assigns in respect of the construction of this Lease of as to the rights, liabilities, or duties of the said parties hereunder, the same shall be referred to the arbitration of three arbitrator, one to be appointed by each of the parties hereto or by its representatives or assigns and a third one be appointed by the two appointed arbitrators in accordance with the subject to the provisions of the Arbitration Act ,2020 of the Laws of Tanzania. The decision of the arbitrators shall be final and binding on the parties.

4.4 Other General Clause:

- a) Each of the Lessee's covenants shall remain in full force both at law and in equity notwithstanding that the Lessor shall have waived or released temporarily any such covenant or waived or released temporarily or permanently, revocable or irrevocably a similar covenant affecting the leases with other Lessees of premises in the building
- b) The Lessor shall not be responsible to the Lessee or to anyone at the demised premises expressly or by implication with the Lessee's authority for any accident happening or injury suffered or for any damage to or loss of any chattel sustained in the demised premises, except to the extent that such accident, happening, injury, damage or loss is due to the act or neglect of the Lessor.
- c) This Lease embodies the entire understanding of the parties relating to the demises premises to all the matters dealt with any of the provisions of this Lease.
- d) If after the Lessee has vacated the demised premises on the expiry of the Term any property of the Lessee remains in or on the demised premises and the Lessee fails to remove it within 14 days after being requested in writing by



the Lessor to do so or if after using its reasonable endeavors the Lessor is unable to make such a request to the Lessee within 28 days from the first attempt so made by the Lessor:

1. The Lessor may as the agent of the Lessee sell such property and the Lessee will indemnify the Lessor against any liability incurred by it to any third party whose property shall have been sold by the Lessor in the mistaken belief held in good faith (which shall be presumed unless the contrary be proved) that such property belonged to the Lessee.
2. If the Lessor having made reasonable efforts is unable to locate the Lessee the Lessor shall be entitled to retain such proceeds of sale absolutely unless the Lessee shall claim them within 6 months of the date upon which Lessee vacated the demised premises.
3. The Lessee shall indemnify the Lessor against any damage occasioned to the demised premises and any actions, claims, proceeding, costs, expenses and demands made against the Lessor caused by or related to the presence of the property in or on the demised premises.

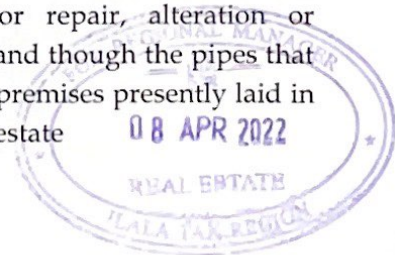
4.5 Easements and Other Rights of the Lessee:

The Lessee and all persons expressly or by implication authorized by it shall have the right in common with the Lessor and all other persons having a like right, to use the building's common parts for the purposes of access to and agrees from the building for all purposes in connection with the use and enjoyment of the demised premises including the right:

- a) To use such toilets in the building reasonably proximate to the demised premises as shall be designated by the Lessor from time to time (except those included within another Lessee's demise)
- b) To free passage and running of electricity, telephone and other services or supplies (subject to temporary interruption for repair, alteration or replacement) to and from the demised premises in and through the pipes that now or during the Lease Term serve the demised premises presently laid in or over or under other parts of the building or the estate

5.0 GOVERNING LAW:

THIS Lease shall be governed by and construed in accordance with the laws if Tanzania.



6.0 NOTICES:

Any notice to be given under this Lease Agreement may be given by sending the same by post, by the quickest mail available or by telex, fax addressed to the party concerned at its address as given herein below:

i. In the case of the Lessor:

MOHSIN G SOMJI
P.O.BOX 4504
PLOT NO. 43, NYERERE ROAD,
DAR ES SALAAM
TANZANIA



ii. In the case of the Lessee:

GREAT CITY MATERIAL TANZANIA LIMITED
SAPPHIRE COMPLEX,
PLOT NO. 33/34, NYERERE ROAD,
DAR ES SALAAM
TANZANIA

7.0 Renewal/Termination Clause

7.1 Break Clause

Save that, for the first 3 year of the lease, either party shall not have right to terminate the lease agreement except for a breach of any of the covenants as stated here in 7.2 and 7.3 hereinafter

7.2 Termination

This lease shall terminate on the expiry of the lease term herein reserved. Provided that the Lessee give Six (6) months written notice prior the lease expiry of his intention to renew, and the Lessor is willing to renew the lease to the Lessee, the Lease will be renewed for a further five (5) years subject to agreement of terms and conditions between the parties.

7.3 "Force Majeure" Termination:

Either the Lessor or the Lessee shall issue One (1) month written notice to be duly served to the other party on their respective address notifying them of the intention to terminate the agreement. Such

termination shall not affect a party's right to rent in arrears and other accrued rights prior to the termination date.

Whenever the demised premises or any essential part thereof shall be destroyed or rendered unfit or unavailable for further tenancy through fire, vandalism, earthquake, flood, storm, war, civil disturbance, government action or other similar casualty or event this Lease may be terminated in whole or in a part at Lessee's option. Should the Lessee exercise this option, he shall provide written notice to the Lessor and no rent shall accrue to the Lessor after such termination, which shall be effective as of the date of such destruction or damage.

If this Lease is terminated the Lessor shall within fourteen (14) business days of termination refund all advance rental payments in excess of rental liability accrue as calculated by multiplying the rental rate per day times the number of days of Lessee's Occupancy under the Lease from the beginning of the current quarter, or the commencement of the term whichever date is later, to the date of termination.

Should the Lessee elect to remain in the demised premises rendered partially untenable, the Lessor shall be obligated to proceed with all reasonable diligence and expedition to restore or repair the premises to the condition in which they were immediately prior to such destruction of damage. It is agreed that if the said repairs are made, the materials used shall be at least equal to those that existed at the time of the said damage. In this event, the Lessee shall be entitling to a proportionate reduction of the rent from the day of such partial destruction until the said restoration is complete.

In addition, the Term shall be automatically extended for such period of time as may be necessary to offset any period for which the rent has been suspended under the foregoing provisions.

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

MOHSIN G SOMJI and)

.....
STAMP

DELIVERED in our presence this)
28th day of March 2022)

MOHSIN G. SOMJI
PLOT No: 43, NYERERE ROAD
P.O. Box 4504
DAR-ES-SALAAM
TANZANIA

Names Mohsin Somji
Postal Address P.O. Box 4504 Dar
Qualification/Designation : LESSOR

Signature: Mohsin Somji

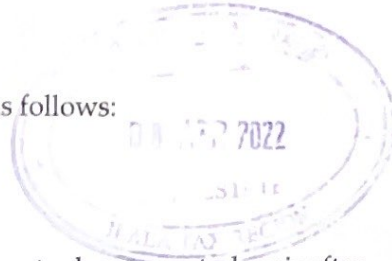
In Presence of:

Names ANGETILE MWA KILEMBE
Postal Address P.O. BOX 10083 Dar
Qualification/Designation ADVOCATE

Signature Angetile



NOW THIS LEASE AGREEMENT WITNESSETH as follows:



1.0 LEASE PERIOD & RENT:

1. IN CONSIDERATION of the rent and the mutual covenants hereinafter reserved and contained the Lessor hereby demises unto the Lessee of Ground floor warehouse and office Area comprising of Ground Floor and Mezzanine floor, complete floor measuring total 1,150.00 square meters (as per below details) at Sapphire Complex on Plot No. 33/34 Block "A" Makuburi Industrial Area, Nyerere Road, Dar Es Salaam, (hereinafter called "the demised premises") TO HOLD the demised premises unto the Lessee from the 1st May, 2022, for a term of five (5) years, expiring on 30th April 2027 (hereinafter "the Term") subject nevertheless to the provisions for termination and renewal hereinafter contained, yielding and paying thereof during the term hereby as below:

Rent for First and Second Year:

Ground Floor Warehouse	850.00 Square Meters @US\$5.50 p.s. per month =	US\$4,675/-
Office Ground/ Mezzanine Floor	300.00 Square Meters @US\$5.75 p.s. per month =	US\$1,725/-
Sub Total.... A	1,150.00 Square Meters	US\$6,400/-

Rent for Third year onward until Lease expiring period:

Ground Floor Warehouse	850.00 Square Meters @US\$5.50 p.s. per month =	US\$4,675/-
Office Ground/ Mezzanine Floor	300.00 Square Meters @US\$6.42 p.s. per month =	US\$1,925/-
Sub Total.... A	1,150.00 Square Meters	US\$6,600/-

STAMP DUTY
Receipt No. 1774/2022/-
Collected
Date 02/04/2022
Regional Manager - Tembo

- 1.1 The lessee shall pay the rent in advance for every Six months to the lessor during the tenancy period.
- 1.2 The mode of payment shall be by a Bank transfer, in the Bank Account of MOHSIN GULAMHUSSEIN SOMJI shown in the Rental Tax Invoice submitted by the Landlord.
- 1.3 The Lessee shall on signing the lease pay in favour of the Lessor a **security deposit equivalent to one month rent** for which Lessor will issue Receipt for Payment of Security Deposit, no Tax Invoice will be required to issue for the same. This deposit shall be retained throughout the term of the lease by the Lessor as security, for the lessee's performance of all obligations under the lease. The deposit will be repaid to the Lessee at the end of the term without interest subject to the Lessor having fully

SEALED with the COMMON SEAL of the said)

GREAT CITY MATERIAL TANZANIA LIMITED by and)

DELIVERED in our presence this)

28th day of March, 2022)



Names : JIAN CHEN

Postal Address :

Qualification/Designation : Director

Signature : [Handwritten signature]



In Presence of:

Names : YAFANG XU

Postal Address :

Qualification/Designation : G. M.

Signature : [Handwritten signature]

Daibu Kanbu



28th March 2022

TEL: 137-861-909.

SID: \$768 RES: 1,774,080.

WHT: \$3840 RES: 8,870,400 (6 month May + oct 2022)

REAL: \$4608 10,644,480

USD: \$ 6,400 exch rate: 2310

08/04/2022.