

OFFICE LEASE AGREEMENT

made and entered into by and between

MLIMANI HOLDINGS LIMITED
(the "landlord")

and

T&B GROUPEMENT LIMITED
(the "tenant")

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WHEREAS:

- A. The landlord is the owner of certain property, being Plot 2, Block L, (the "property"), on which it has erected an office complex operating under the name and style of "Mlimani Office Park", at Ubungo, Dar es Salaam.
- B. The landlord has agreed to let certain premises in the property to the tenant and the tenant has agreed to hire the same on the terms and conditions contained in this agreement.
- C. The parties wish to record their agreement in writing.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

- 1. The lease constituted by the agreement of the parties comprises schedule 1 (Specific Terms and Conditions), Schedule 2 (General Terms and Conditions), schedule 3 (Plan of the Leased Premises), Schedule 4 (Tenant Installation Allowance), schedule 5 (Suretyship, if applicable), Schedule 6 (Compliance with Anti-Corruption, Anti-Money Laundering and Anti-Terrorism Laws) and Schedule 7 (Option to Renew, if applicable), each such schedule being appended hereto and constituting an integral and fundamental component hereof (which, together, comprise the "agreement" or the "lease").
- 2. The agreement is governed by and shall be construed under the laws of the United Republic of Tanzania.

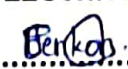

THUS DONE AND SIGNED AT Dar es Salaam ON THE 1st DAY OF SEPTEMBER 2022 IN THE PRESENCE OF THE FOLLOWING WITNESSES:

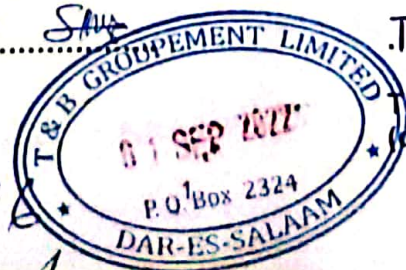
1. GIRISH KUMAR 
.....
2.




.....
THE LANDLORD
(duly authorised)

THUS, DONE AND SIGNED T Dar es Salaam ON THE 1st DAY OF SEPTEMBER 2022 IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. FAITH ELIET 
.....
2. PAUL ATHUMAN 
.....




.....
THE TENANT
(duly authorised)

\$/DUTY 184,988.18
\$/R 25/10/2022

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SPECIFIC TERMS AND CONDITIONS

<p>The landlord hereby lets the leased premises specified hereunder to the tenant in accordance with the particulars contained in this schedule, and on the additional terms and conditions contained in the schedules of this agreement following this schedule.</p>					
<p>Landlord's name and address MLIMANI HOLDINGS LIMITED Mlimani City, Sam Nujoma Rd, BOX 22096, Dar es Salaam, Tanzania Tel: +255 22 2411 641 Email: info@mlimanicity.co.tz</p> <p>HEREIN REPRESENTED BY: PASTORY MROSSO DESIGNATION - GENERAL MANAGER</p>			<p>Tenant's name and address T&B GROUPEMENT LIMITED Office Block 4, Room 406, Mlimani city Office Park, Sam Nujoma Road, Ubungo P.O. Box 2423, Dar es Salaam ,Tanzania Cell#: +255 747474729 info@tandbgroupement.com HEREIN REPRESENTED BY: PAUL ABDUL ATHUMAN DESIGNATION – CHIEF EXECUTIVE OFFICER</p> <p>Registration number of tenant: 153251355</p>		
<p>Leased premises (as identified below and / or on the plan annexed as schedule 3) – Office Building No 4 Unit no 406, Mlimani City Office Park. Area : 56 m² As per Architects Certificate and Layout Parking : Covered Bays: Nil Shaded Bays : Nil Open Bays : 2 Rent :USD 10.00/Sqm excluding Taxes and operations costs</p>			<p>Property: OFFICE Building No.4 Unit 406 Mlimani City Office Park Mlimani City, Sam Nujoma Road Ubungo, Dar es Salaam</p>		
<p>Lease Periods From 01.08.2022 to 31.07.2027</p>	<p>Leased Area 56 Sqm</p>	<p>Base rental Excl. VAT US\$ 560.00 /month Escalating at 2.% per annum compounded</p>	<p>Operating costs excl. VAT US\$ 2.00/ Sqm US\$ 112.00 Per Month</p>	<p>Parking Rental NA</p>	<p>Present total monthly rental incl. operations cost. US\$ 672.00 (Excluding VAT and other charges)</p>
<p>Lease Period 5 Years</p>	<p>Commencement Date 01.08.2022</p>	<p>First Invoice Period From 01.09.2022</p>	<p>Beneficial occupation Period. 31 days</p>	<p>If Suretyship applicable, full names and identity numbers of surety / sureties</p> <p>.....</p> <p>ID No.:</p>	
<p>Tenant's pro rata share of municipal charges To be determined</p>	<p>Electricity & Water Metered</p>	<p>Tenants' pro-rata share of generator fuel. As per consumption.</p>	<p>Contract administration costs. Each Party to bear its own costs</p>		
<p>Option to Renew YES</p>		<p>Deposit US\$ 560.00</p>	<p>Use of leased premises Office</p>		
<p>Rental Review Date 01.03. 2027</p>	<p>Promotion Fund levy (excluding VAT) NIL</p>	<p>Tenant's pro rata share of Refuse Removal charges Actuals</p>	<p>Interest rate on outstanding amounts - 12% per annum.</p>	<p>Stamp Duty and Lease registration Payable to TRA by Tenant</p>	



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