

Dated as of the 20th day of February 2023

KIGAMBONI INTERNATIONAL BUSINESS CENTER CO. LTD
(as the Vendor)

- a n d -

AFRICA WAKAWAKA LOGISTICS CO. LTD
(as the Purchaser)

AGREEMENT FOR SALE

PLOT NO. P22169 (1.4150 ha), BLOCK 'A' OF SURVEYED LAND SITUATED IN KIGOGO STREET, KISARAWA II WARD, KIGAMBONI MUNICIPALITY, DAR ES SALAAM

DRAWN BY:

Kigamboni International Business Center Limited,
P. O. Box 36443,
Dar es salaam.

THIS AGREEMENT is made as of the 20th day of February 2023

BETWEEN:

1. **KIGAMBONI INTERNATIONAL BUSINESS CENTER COMPANY LTD**, a limited liability Company incorporated and existing under the laws of the United Republic of Tanzania for purpose hereof of P.O. Box 36443, Dar es Salaam, Tanzania (hereinafter called the '**Vendor**' which expression shall, where the context so requires, include his agents, assigns and successors in title of the one part); and
2. **AFRICA WAKAWAKA LOGISTICS CO. LTD**, a limited liability Company incorporated and existing under the laws of the United Republic of Tanzania for purpose hereof of P.O. Box 61299, Dar es Salaam, Tanzania (hereinafter called the '**Purchaser**' which expression shall, where the context so requires, include his agents, assigns and successors in title of the other part)

WHEREAS:

- (A) The Vendor is the registered owner of the property known as **Plot No. P22169 (1.4150 ha), Block 'A' of Surveyed Land Situated in Kigogo Street, Kisarawe II Ward, Kigamboni Municipality, Dar Es Salaam** together with improvements erected and maintained thereon (the said piece of land shall hereinafter together be referred to as the '**Property**').
- (B) The Vendor has offered and is desirous to sell Plot No. P22169 (1.4150 ha) of surveyed land for commercial and industrial use to the Purchaser together with all exhausted and unexhausted improvements made, carried and undertaken on the land; and the Purchaser has agreed to buy the said landed property from the Vendor on the terms and conditions hereinafter appearing; and
- (C) That the Property occupies an area **Measuring 1.4150 hectares**.

IT IS HEREBY AGREED AND DECLARED as follows:

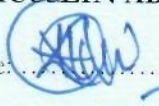
1. Upon and subject to the terms and conditions of this Agreement, the Vendor as the legal owner hereby sells Plot No. P22169 totalling 1.4150 ha of the Surveyed Land to the Purchaser and the Purchaser hereby purchases and acquires the Property at the price set out below.
2. The Purchaser hereby agrees to pay the Vendor the consideration to the tune of **United States Dollar Fifty Thousand (USD 50,000/=) only** (hereinafter referred to as the '**Purchase Price**').
3. At the time of signing this Agreement, the agreed Purchase Price have already been fully paid to the Vendor who hereby acknowledges to have received the same in full.

4. The Property is with vacant possession sold free from all mortgages, charges and other security interests, restrictions, cautions, inhibitions, equities, easements, quasi-easements, rights of light and way, overriding interests and all other encumbrances whatsoever.
5. The Purchaser shall be fully responsible for transferring ownership of title from the Vendor to him and/or obtaining all regulatory approvals from the Tanzania Investment Centre that are required in relation to ownership and development of the property.
6. That except as herein expressly provided, it shall be the responsibility of the Purchaser to pay appropriate registration charges, taxes, land premiums, stamp duty, disbursements, consent fee, registration fee, legal fees and other charges arising out of and in connection with or incidental thereto.
7. The Vendor hereby unconditionally and irrevocably confirm and warrant that all the terms and conditions affecting the Property have been complied with and that neither the Vendor nor any other person has breached any of the said terms and conditions affecting the Property and the Vendor hereby further irrevocably and unconditionally warrant and confirm that they will continue to comply with all the said terms and conditions affecting the Property until the Completion Date and that no person other than the Vendors has any right or title to the Property and the Property has not been and will not be allocated to any other person.
8. No agreement varying, adding to, deleting from or cancelling this Agreement shall be effective unless reduced into writing and signed by or on behalf of the parties. No indulgence, extension of time, relaxation, latitude, failure or delay on the part of either party hereto to exercise any right or remedy under this Agreement shall be construed or operate as a waiver thereof nor shall any single or partial exercise of any right or remedy as the case may be. The rights and remedies provided in this Agreement are cumulative and are not exclusive of any rights or remedies provided by law.
9. This Agreement shall be governed by the Laws of Tanzania.

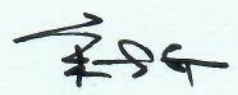
IN WITNESS WHEREOF this Agreement has been duly executed by the parties hereto as of the day and year first hereinbefore written.

VENDOR

SIGNED, SEALED and DELIVERED at Dar Es Salaam]
 For and On Behalf of **KIGAMBONI**]
INTERNATIONAL BUSINESS CENTER CO. LTD]

Name: **HUSSEIN ABDULKADIR HUSSEIN**]
 Signature: ]
 Qualification: **DIRECTOR**]





BEFORE ME:

Name: VIOLETH EDMUND MAHUGI

Signature: *[Handwritten Signature]*

Address: P. O. BOX 10021, D'SALAAM

Qualification: ADVOCATE

Date: 06.03.2023



PURCHASER

SIGNED, SEALED and DELIVERED at Dar Es Salaam]
For and On Behalf of AFRICA WAKAWAKA LOGISTICS CO. LTD]



Name: TAO SONG

Signature: *[Handwritten Signature]*

Qualification: DIRECTOR

BEFORE ME:

Name: VIOLETH EDMUND MAHUGI

Signature: *[Handwritten Signature]*

Address: P. O. BOX 10021, D'SM

Qualification: ADVOCATE

Date: 06.03.2023



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THE UNITED REPUBLIC OF TANZANIA
 MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT
 SURVEY AND MAPPING DIVISION

SURVEY PLAN
SURVEY OF PLOTS BLOCK 'A' KIGOGO KISARAWI II KIGAMBOHI MUNICIPALITY COUNCIL

Introduction to Survey No: DSM10018410

Generated Plan No. DSM-0027188



Plan generated from parcels approved on the 15th day of March 2022 by Geoffrey Kameta, Surveyor In charge.

I hereby certify that the survey represented by this plan was carried out in accordance with the survey regulations.


 Geoffrey Kameta
 Surveyor In Charge

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Dar es Salaam
 Survey and Mapping Division
 Kigogo Kisarawi II
 Block 'A' P22165-P22199