

LEASE AGREEMENT

This Lease Agreement made this 20th day of August, 2023.

BETWEEN

SUSAN RISPER KIMWAGA of P. O. Box 297, Mwanza (hereinafter called the "the Landlord") of the one part,

AND

Freestar Holdings and Logistics Tanzania LTD, (hereinafter called "the Tenant") of the other part;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AS FOLLOWS; -

1. The Landlord shall lease to the Tenant a house located at KISEKE, Plot number 1128, Block number B, House number 0000 within Mwanza City (hereinafter called "the demised premises").
2. The agreed monthly rent is Tanzanian Shillings One Million 1,000,000/= TZS for period of one year (1) and shall be paid in one lumpsum to Landlord on the date of signing of this Lease Agreement
3. The commencement date of this lease is with immediate effect from 20.08.2023 to 20.08.2024 [One year Duration of the lease].
4. The Tenant shall occupy the premises for office purposes only.
5. The Tenant shall permit the Landlord or his appointed agent at all reasonable times to enter and examine the condition of the demised premises.
6. The Tenant may not make any major structural alterations to the demised premises without the written consent of Landlord to that effect.
7. The Tenant shall take good care of the building and outside areas within the demised premises. The Tenant may make repairs and renovations that it deems necessary or desirable provided that Landlord shall be fully liable for the costs of all such repairs and renovations.
8. The Tenant shall be responsible for all electricity, water and telephone charges, if any, that he may incur on the demised premises.
9. The Landlord shall be responsible for all Property Taxes, Land rent and other City Levies or Charges as may be levied on the demised premises.
10. The Tenant shall be responsible for making all arrangements that it deems necessary to secure its possession and valuables within the demised premises.
11. Any amendments or changes to this Lease Agreement may only be made by written and mutual agreement of both parties.

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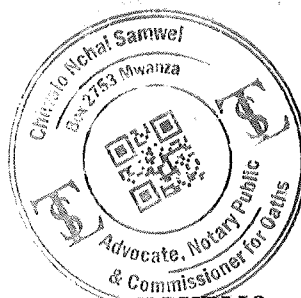
12. Any notice under this Lease Agreement shall be in writing and shall be sufficiently served.
13. The Tenant may not make any major structural alterations to the demised premises without the written consent of Landlord to that effect.
14. The Tenant shall take good care of the building and outside areas within the demised premises. The Tenant may make repairs and renovations that it deems necessary or desirable provided that Landlord shall be fully liable for the costs of all such repairs and renovations.
15. The Tenant shall be responsible for all electricity, water and telephone charges, if any, that he may incur on the demised premises.
16. The Landlord shall be responsible for all Property Taxes, Land rent and other City Levies or Charges as may be levied on the demised premises.
17. The Tenant shall be responsible for making all arrangements that it deems necessary to secure its possession and valuables within the demised premises.
18. Any amendments or changes to this Lease Agreement may only be made by written and mutual agreement of both parties.
19. Any notice under this Lease Agreement shall be in writing and shall be sufficiently served.
20. This Agreement shall be guided by the Laws of the United Republic of Tanzania and in case of any dispute founding on any of the subject matter of this agreement, the parties hereto shall seek amicable settlement. Failure to agree amicably the matter would in the first instance to refer to an arbitrator who is acceptable to both parties, and only after this has also failed the dispute will be arbitrated in terms of the applicable Arbitration laws of the United Republic of Tanzania.

IN WITNESS WHEREOF: the parties hereto have executed these presents at Mwanza on this 20th day of August 2023

SIGNED and DELIVERED by the said JOSEF SEMMY on behalf of Freestar Holdings and Logistics Tanzania LTD who is identified to me by _____ the latter being known to me personally in my presence this 20th day of August, 2023.

Josef Semmy

THE TENANT



BEFORE ME

Name: Chifwalo Nohai Samwel

Signature: *[Signature]*

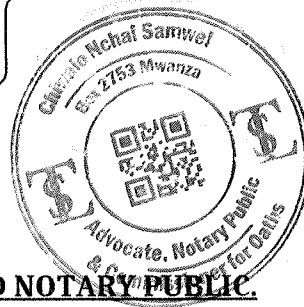
Address: P.O. Box 2753 Mwanza

Qualification: **COMMISSIONER FOR OATHS AND NOTARY PUBLIC.**

SIGNED and DELIVERED by the said SUSAN RESPER KIMWAGA who is identified to me by _____ the latter being known to me personally in my presence this 20th day of August, 2023.

[Handwritten signature]

THE LANDLORD



BEFORE ME

Name: Chumbe Nchaji Samwel

Signature: *[Handwritten signature]*

Address: P.O. Box 2753 Mwanza

Qualification: COMMISSIONER FOR OATHS AND NOTARY PUBLIC

Prepared by;

The parties herein.

