

RENT AGREEMENT

This Rent Agreement is made on this day 1 day of November 2023 by **MIOMBO FARM LTD** of P.O. Box 53 Iringa and Company TIN Number 138-357-198 Herein after called the Lessor/Owner, Party of the **First Part**

AND

SABLE HILLS FARM LTD, of P.O. Box 53 Iringa and Company number 155-739-967 herein after called the Lessee/Tenant, Party of the **Second Part**.

That the expression of the term, Lessor/Owner and the Lessee/Tenant shall mean and include their legal heirs' successors, assigns, representatives etc. Whereas the Lessor/Owner is the owner of the property located at Farm no. 7 in Usengelindete, Wasa Ward and has agreed to let out the plot of land for office premises to the Lessee/Tenant and the Lessee/Tenant has agreed to take the same on rent of USD 200 per month.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER;

1. That the Tenant/Lessee shall pay as the monthly rent of USD200 per month, including water charge but excluding electricity.
2. That the Tenant/Lessee shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of Owner.
3. That the Tenant/Lessee shall abide by all the byelaws, rules and regulations, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
4. That the Lease is granted for a period of three (3) years only commencing from 1/11/2023 and this Lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
5. That the Tenant/Lessee shall not be entitled to make structural changes to the premises without the prior consent of the Owner.
6. That the Tenant/Lessee shall permit the Lessor/Owner or his Authorized agent to enter in to the said tenanted premises for inspection/general checking or to carry out the repair work, at any reasonable time.
7. That the Tenant/Lessee shall keep the said premises in clean and hygienic conditions and shall not do or causes to be done any act which may be a nuisance to other.
8. That the Tenant/Lessee shall carry on all day-to-day minor repairs at his/her own cost.
9. That this agreement may be terminated before the expiry of this tenancy period by serving One-month prior notice by either party for this interference.
10. That the Lessee shall pay the one month's advance rent to the Lessor the same shall be adjusted in monthly rent.
11. That both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by its duly authorized representatives as of the day and year first above written.

SIGNED for and on behalf of MIOMBO FARM LTD

Name: JENNIFER FEY

Signature: *J Fey*

Qualification: FINANCIAL DIRECTOR

This... 14th... day of NOVEMBER 2023



Name: Rex Fey

Signature: *R Fey*

Qualification: Managing Director

This... 14th... day of November 2023

SIGNED for and on behalf of SABLE HILLS FARM LTD

Name: MAXINE EHRSTROM

Signature: *Maxine Ehrstrom*

Qualification: DIRECTOR

This... 14th... day of November 2023



Name: Tom Ehrstrom

Signature: *Tom Ehrstrom*

Qualification: Director

This... 14... day of Nov 2023