

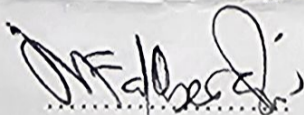
Date: 5th May, 2018

LEASE AGREEMENT ON COMMERCIAL PREMISES ON PLOT 35 BLOCK 1, GOFU CHINI TANGA, BETWEEN RASHIDA ALIASGER AND ZAINAB MURTAZA (LANDLORDS) & BURHANI FURNITURE & BUILDING PRODUCTS COMPANY (TENANT)

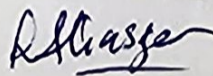
As per request it is agreed that you occupy a commercial premises of the above named for the term of seven months commencing from the 1st June, 2018 to 31st December, 2018 at a Monthly rate of Tshs 500,000/= . During the continuance of the term hereby to the actual and subject to the following conditions:-

- 1) The tenant has been rented to run the business of Timber & Furniture products and they have no right to sublet or rent the premises to any other person except to the signatories to this agreement.
- 2) To pay the rent on the day and in the manner aforesaid.
- 3) To pay their own electricity and water bills.
- 4) To keep the interior of the demised premises in good tenantable repair and condition fair wear and tear. Not to make any alternatives or additional to the premises without prior written approvals of the landlord. At present, nothing would be carried out and if the tenants needs, they should bear the expenses involved.
- 5) To permit the landlord and her agent all reasonable times of the day with the or without work time to enter on the premises to view the conditions and execute repair when necessary.
- 6) The tenant shall not sublet or assign part of the premises or part with the possession of any of the premises without the consent in writing to the owner or her agent.
- 7) During the tenancy, the tenant shall make reasonable carve of the furniture, fixtures and fittings and shall not cause or permit any damages to the premises or the decoration there of. Any damage there of caused by acts of negligence the tenant is responsible for the matter and expenses.
- 8) To yield up the demised premises at the expiration or sooner determination of the term hereby created or any extension made here under in accordance with the covenants and condition here in contained.
- 9) If the tenant shall give to landlord or her agent a written desire of the notice of at least one month before the expiration of the term hereby granted of his desire to continue the tenancy hereby created and if there shall not be the expiration of the such term hereby created of the premises shall be extended for a further term of 1 year, commencing from the expiration of the term.
- 10) If the rent has not been paid full, than the owner shall be lawful there after to the legal action for which the tenant is responsible for all the costs.

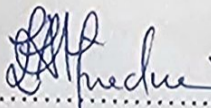
We agree for the above conditions:



TENANT



LANDLORDS



WITNESS



with tax - 350,000
stamp duty - 35,000