

LEASE AGREEMENT

LEASE AGREEMENT MADE ON THIS DAY 26TH JULY, 2024

BETWEEN

J.P. Mwakaswila, P.O BOX 1189 GEITA, (hereinafter called "Landlord") on one part

AND

ONEMETAL MINING LIMITED, P.O BOX 12291 DAR ES SALAAM (hereinafter called the "Tenant") on the other part. It is mutually agreed as follows: -

LEASE AGREEMENT

1. The Landlord shall grant the Tenant and the Tenant shall accept a lease of the **OFFICE which is located Street: Rwangasa Village, District: Geita Region** (hereinafter referred to as the "property") for the period of four years commencing on the **26TH JULY 2024**, (hereinafter referred to as the "Effective Date") up to **25ST JULY 2028**, at the monthly rent of **TWO HOUNDRED THOUSAND TANZANIA SHILLINGS ONLY** which amounts to the total of **TWO MILLION AND FOUR HUNDRED THOUSAND ONLY** per year and **NINE MILLION FOUR HUNDRED THOUSAND ONLY (TSHS 9,400,000/-)** as per 4 years
2. The rent will be paid in **FOUR** installments, the first installment will cover the period of **1st July 26TH JULY 2024** up to **31ST JUNE 2025**, and the second installment will cover the period of **31st JUNE 2025** up to **26TH JULY 2026**, and the third installment will cover the period of **26TH JULY 2026** up to **31ST JUNE 2027**, and the fourth installment will cover the period of **31ST JUNE 2027** up to **26TH JULY 2028**, Upon signing of the Lease Agreement, and the payments will be made at the beginning of the term.
3. If the Tenant wishes to terminate this agreement before the expiry of the Lease period, they shall be required to give notice in writing at least Two-month notice.
4. The Tenant shall exercise the option to renew the lease or not by giving a written notice to the Landlord at least two (2) months before the expiry of the Lease.

5. The Tenant shall use the said property for the purpose of poultry farming and any other purpose he chooses too
6. The Landlord is at liberty to agree to the extension of the lease period, for a rent is mutually agreed upon at the termination of the present lease. If the Landlord has the intention to increase the rent. The Landlord will advise the Tenant in writing at least three months in advance. Otherwise, the current will prevail.
7. The parties agree to the terms and conditions stated above have signed the agreement accordingly.

8. LANDLORD

Name: J. P. Mwakasuala
 Signature: [Signature]
 Date: 26/07/2024

TENANT

Name: PRIME POULTRY TANZANIA LTD
 Signature: [Signature]
 Date: 26/07/2024

WITNESS

Name: Juma Khemisi
 Name: 26/07/2024
 Signature: [Signature]

WITNESS

Name: [Signature]
 Signature: [Signature]
 Date: 26/07/2024

SIGNED BEFORE

Name: [Signature]
 Signature: [Signature]
 Date: 26/07/2024

