

**THE LAND ACT
(NO 4,1999)**

**LEASE AGREEMENT
BETWEEN**

**BESTON DIAZ KIWANGA
(LESSOR)**

AND

**FIRST VISION (T) LTD
(LESSEE)**

**IN RESPECT OF LEASING PART OF YARD LOCATED AT TAZARA-
MANDERA ROAD DAR ES SALAAM - TANZANIA**

THE LAND ACT ,1999

AND
THE LAND REGISTRATION ACT (CAP 334)
LEASE AGREEMENT

THIS LEASE is made this 3rd day of January 2024.

BETWEEN

BESTON DIAZ KIWANGA of post office Box 61 DAR ES SALAAM (hereinafter called the "Lessor" which expression shall where the context so admits include his assigns and successors in title) of the other part.

AND

FIRST VISION (T) LTD of Post office Box 77592 DAR ES SALAAM expression shall unless it be repugnant to the context or meaning thereof be deemed to include his successors, executors, assigns and other persons who derive title from her) of the other part.

IT IS THEREFORE AGREED as Follows:

1. DEFINITIONS

"This Agreement" means the Agreement set out herein together with all annexure thereto;

"Effective Date" being the set forth in this Agreement which is the commencement date of this Agreement and occupation of the leased premises by the Lessee.

"Warehouse Premises" means Yard located at Tazara-Mandela road- Temeke Municipality of DAR ES SALAAM.

"Tax Authority" means the Tanzania Revenue Authority, Local Government Authority, or the Land office.

2. AGREEMENT TO LEASE

WHEREAS the LESSOR is well and sufficiently entitled to a Warehouse building situate at TAZARA- DAR ES SALAAM, idle for business and intends to demise its Godown house, hereinafter called as the 'demised premise of or Warehouse premises to the lessee for terms and covenants herein prescribed.

AND WHEREAS the LESSEE is a Corporate Company and intends to be demised the LESSOR's Godown premises located at Tazara-Mandela Road -Temeke-Dar es Salaam upon the terms and conditions hereinafter contained.

3. CONSIDERATION

AND WHEREAS to signify the intentions and commitment to the negotiations held, the parties have agreed to execute a lease and for the LESSEE to pay **Three months- (3) calendar months' rent equivalent to 500,000 /= Tanzania shillings per month.**

Rent payable per year shall be Tanzanian shillings 6,000,000/= (Say Six million only)

But shall be paid into Three month's basis which is equivalent to Tanzania Shilling one million Five hundred only (TZS 1,500,000/=)

4. DURATION

This lease Agreement shall take effect on the effective date and shall endure for an initial period of Thirty-Six (36) months renewable after every Twelve-month (12) subject to mutual agreement between the parties.

5. LESSEE'S COVENANTS

5.1 The period of tenancy herein referred to as the "Contractual Period" shall be for **Thirty-six months starting from 30th January 2023 to 2nd February 2026** with an option for renewal following Two months' notice prior to the expire date;

5.2 The Lessee **HEREBY COVENANTS** with the Lessor to the intent as follows: -

5.3 To use the demised premises for **Commercial/warehouse business purposes only** and not carry on any form of business or for any other unauthorized purposes without the consent in writing of the Landlords or their authorized agents

5.4 To pay for **electricity and water bill consumed.**

5.5 To be responsible for and to indemnify the Lessor against some minor damages occasioned to the premises **BUT** the lessee shall not be held liable for any damage caused by **Force Majeure.**

5.6 Not to create or permit any wilful noise or disturbances in the said demised premises or use or permit to be used in a way which would create nuisance, annoyance, disturbance, injury or damage to the Lessor, the public, neighbours or adjoining lessees

5.7 The lessee shall not let out, sublease, subcontract, enter into partnership, or borrow for the betterment of the demised premises **WITHOUT** written consent of the LESSOR prior obtained, that upon any breach by the Tenant of this covenant and agreement it shall be lawful for the Landlords to re-enter upon the said premises without notice and thereupon the said terms shall be determined absolutely.

5.8 NOT to make any alterations or additions to the demised premises or to drive any nails, screws or other fasteners into the walls floors, doors or ceilings without the consent in writing of the Landlords or their authorized agents

6. The Lessor HEREBY COVENANTS with the Lessee as follows: -

- a. To allow the LESSEE to use the leased demised premises for Industrial purpose only-specially production of Soap and related products;
- b. To carry out major repairs which are her responsibility;
- c. To refund the whole amount rent paid upon Breach of the lease by Lessor.
- d. The lessee shall be entitled to 40% refund of the whole total of rent paid from Lessor upon intention to end the Tenancy Agreement.

PROVIDED that the LESSOR shall not be liable to the LESSEE for any defect or want of repair herein before mentioned nor in respect of any obligations hereunder that is to be construed as falling within the ambit of any of the LESSEE'S covenants hereinbefore contained unless the LESSOR has had notice thereof.

- e. That the LESSEE paying the rents hereby reserved and observed and performing the several covenants and stipulations herein on the part of the LESSEE contained, shall peaceably hold and enjoy the demised premises throughout the said term without any interruption by the LESSOR or any person rightfully claiming under or in trust for the LESSOR.

7. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED

7.1 This agreement is subject to renegotiation when determined at a mutual understanding of the parties. In case any of the parties wants to withdraw from the lease before the term herein agreed, she may do so by giving to the other party Two Months (2) notice of his intention to do so. The Lease shall determine after the parties have reached an agreement as to the rights and obligations at that point in time.

7.2 This lease will be renewed for another term by the lessee giving Two Month (2) notice of his intention to do so subject to renegotiation of the rent. In any event rent increase shall not be more than 5% of the existing rent.

7.3 The Lessor shall not be responsible to the Lessee or the Lessee's licensee, servants, agents or other persons in the demised premises or calling upon the Lessee for any accident happening or injury suffered or damage to or loss of any chattel or property sustained on the demised premises or in the said building;

8. Dispute resolution

8.4 Any arbitration in terms of this clause shall, unless the parties agree otherwise in writing, be administered by the Tanzania Institute of Arbitrators. The administrative procedures and schedule of costs of the Tanzania Institute of Arbitrators shall apply.

9. COMPLIANCE WITH GOVERNING LAWS

This Contract shall be governed and Interpreted by the laws of the UNITED REPUBLIC OF TANZANIA.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner hereinafter appearing.

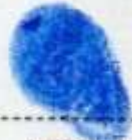
SIGNED and DELIVERED by the said Beston Diaz Kiwanga who is known to me/Identified By..... "The Lessor" this 03rd day of January, 2024

Name: Beston Diaz Kiwanga

Address: Box 22213 Dsm

Signature: [Signature]

Designation: PT. Owner



LESSOR

SEALED with the COMMON SEAL of By FIRST VISION (T) LTD "The Lessee" this 03rd day of January, 2024

Name: Michael Joseph

Address: Box 77592

Signature: [Signature]

Designation: Chief Operation Officer

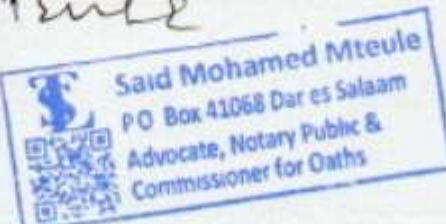


BEFORE ME:

Name: Said M. Mteule

Address: 41068 Dsm

Signature: [Signature]



Qualification: COMMISSIONER FOR OATHS.



TRIPARTITE LEASE AGREEMENT

LANDLORD: TANZANIA FEDERATION OF COOPERATIVES LIMITED (TFC)

TENANT: FIRST VISION (T) LIMITED

PROPERTY MANAGER: UTT ASSET MANAGEMENT AND INVESTOR SERVICES PLC (UTT AMIS)

**LEASE OF PART OF THE BUILDING
LOCATED ON Plot Nos.76 & 77, Lumumba Street, Dar es Salaam.**

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PARTIES TO THE AGREEMENT

This Tripartite Lease and Management Agreement is made on the _____ day of _____, 2023; between: -

- 1) **THE TANZANIA FEDERATION OF COOPERATIVES LIMITED (TFC)** of P.O. Box 2567, Dar es Salaam, (here-in after called "the Landlord" which expression shall where the context so admits include its successors and assigns of the one part);

AND

- 2) **M/S FIRST VISION (T) LIMITED** of P.O. Box 77567 Dar es Salaam, (hereinafter called "The Tenant" which expression shall, where the context so admits, include his/her/its successors and assigns in title).

AND

- 3) **UTT ASSET MANAGEMENT AND INVESTOR SERVICES PLC** of P.O. Box 14825, Dar es Salaam, (here-in after called "the Property Manager" which expression shall where the context so admits include its successors and assigns) of the other part; and

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INTERPRETATION:

In this Agreement the following expressions shall, where the context so admits, be deemed to have the following meanings:

1. "Accounting Reference Date": means 31st September of each year of the Term;
2. "Lessor" means the Landlord
3. "Lessee" means the Tenant
4. "Property" means Ushirika Building old tower (rehabilitated) situated in Dar es Salaam on Plots Number 76 and 77. Lumumba Street comprising of offices, parking areas and conference facilities (if there would be any) to be known as Ushirika Towers ("The property") and includes any part or parts of the Property registered in the name of the Landlord including any individual property, any part or parts of the Property.
5. "Property Managers" means Managing agents for the Property
6. "The Estate" means the landed property referred as Ushirika Building comprises of the old and newly extended Building.
7. "Management" means the business of the Property Manager in managing the Property, leasing out the property to the interested tenants, collection of rent, replacing existing lease agreements with new ones, revising rents payable from time to time after consultation with the Landlord and such other related activities:
8. "Management Information" means details of leases and tenancies and agreements entered into by the Property Manager in connection with the Management of the Property and all information including accounts, the Property register, records of tenants and computer records maintained by the Property Manager on behalf of the Landlord;
9. "Buildings" means Ushirika buildings (Renovated & new Tower).
10. "Plant" means the lifts, generators, pumps, fire extinguishers, lighting and any other plant or equipment installed in the Property;

A handwritten signature in black ink, appearing to read "Dagazifto".

A handwritten signature in black ink, appearing to read "Tup".



11. "Amenity Areas" means the pavement, common parts, halls, loading bays, roofs, walls, balconies, gardens, garages parking areas storage and other areas in the property not comprising in the letting of any unit;
12. "Unit" means any shop, office, parking bays, or other premises for letting forming part of the Property.
13. "Common area" shall mean those portions of the building and property including parking bays and walkways other than those actually let or capable of being let to individual tenants;
14. "Lettable area" means all the area within the building which are let or designed to be let or constructed so as capable of letting, inclusive of the demise premises over which the Tenant shall have the exclusive rights and pro- rata portion of the building common part.
15. "Practical completion" means the date upon which the Lessor's consultant certifies that the premises are practically completed and available to the Lessee
16. "Building Common Parts" means the areas and amenities made available from time to time by the LANDLORD for use in common by the TENANTS and occupiers of the building and all persons expressly or by implication authorised by them including the pedestrian ways, forecourts, car parks, loading bays, service roads, landscaped areas, entrance halls, landings, lifts, staircases, passages and areas designated for the keeping and collecting of refuse, but not limited to them.
17. "Demised premises" means

The floors of the building delineated the plans annexed hereto including: -

- (i) The paint paper and other decorative finishes to the interior of the external walls of the demised premises.
- (ii) The floor finishes so that the lower limit of the premises includes such finishes but does not extend to anything below them.
- (iii) All false ceilings within the demised premises and the void above them.

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- (iv) The ceiling finishes (here not meaning any false ceiling) upper limit of the demised premises includes such finishes but does not extend to anything above them
 - (v) The entirety of any non-load-bearing internal walls wholly within the demised premises.
 - (vi) The inner half severed medially of the internal non-load bearing walls dividing the demised premises from other parts of the building
 - (vii) The doors and windows and the door and window frames.
 - (viii) All additions and improvements to the demises premises.
 - (ix) All the Lessor's fixtures and fittings and fixtures of every kind which shall from time to time be in or upon the demised premises whether originally affixed or fastened to or upon the demised premises or otherwise except any such fixture installed by the Lessee that can be removed from the demised premises without defacing the same.
 - (x) Any pipes wholly in or on the demises premises that exclusively serve the demised premises.
 - (xi) Any equipment or apparatus (for air extraction or otherwise) that is in or on and that exclusively serves the demised premises.
 - (xii) The car parking spaces to be allocated to the Lessee more particularly Described in Clause 4(ii) below
18. if any provision in a definition is a substantive provision conferring rights and obligations on any party, notwithstanding that it is only a definition, effect shall be given to it as if it were a substantive provision within the body of this lease and management agreement;
19. In the remainder of this lease and management agreement the term "appurtenances" means all the installations and appliances in the premises and includes, without prejudice to the generality of the term, any keys, locks, windows, sewerage pans, basins, water taps and fittings, access doors, interior doors, remote control equipment, fire control equipment, windowpanes, window frames and air conditioning units.



WHEREAS:

- (A) The Landlord is a registered owner of the Property.
- (B) The Property Manager has presented itself as having specialised knowledge and experience and experts and other personnel qualified and capable of carrying out the letting and management of the Property.
- (C) The Landlord has appointed the Property Manager to manage on its behalf the Property and manage the existing leases and issue new leases to the old and new tenants in the manner set out in this agreement.
- (D) The Property Manager has agreed to undertake such management and the parties have agreed to record the terms and conditions as set out in this agreement.
- (E) The Tenant has agreed to negotiate and renew his/her/its existing lease agreement/enter into a new lease agreement with the Property Manager on terms and conditions stated herein by signing herein and becoming part and parcel of this tripartite lease and management agreement.

NOW IT IS AGREED AS FOLLOWS:

1.0 APPOINTMENT.

- 1.1 The Landlord has appointed the Property Manager to manage the property and all activities in connection therewith as are necessary in and usual to similar establishments.
- 1.2 The Property Manager shall, during continuance and existence of this lease and management agreement, determine the policy to be followed in connection with the management of the property after consultation with the Landlord and shall have ultimate control and discretion of management of the Property throughout the term of this Agreement.
- 1.3 It is understood and agreed that nothing herein contained shall constitute or be construed to create a partnership or joint venture between the Landlord and the Property Manager and its successors or assigns.



- 1.4 The Landlord agrees not to appoint any other Property Manager and to not derogate from this Agreement during the continuance of this Agreement.

2.0 PROPERTY MANAGER'S OBLIGATIONS

The Property Manager covenants with the Landlord throughout the term, to do the following:

- 2.0.1 To manage the Property on behalf of the Landlord in accordance with the provisions of this Agreement
- 2.0.2 To do all such things on behalf of the Landlord which are reasonably required for in any way concerned with or necessary for the sound and efficient management of the Property other than to borrow money in the name of the Landlord or pledge any assets of the Landlord or spend money above the limit as shall be authorised by the Landlord from time to time without the prior written consent of the Landlord
- 2.0.3 To maintain an event diary and a property register containing details of each lease or tenancy within the Property or equivalent computer records;
- 2.0.4 To carry out, with the written approval of the Landlord promotion and advertising of the Property;
- 2.0.5 Not at any time during or after the term divulge or allow to be divulged to any person any of the Management information other than to person approved in writing by the Landlord.
- 2.0.6 To demand, collect and receive rent, service charges and other payments at any time due to the Landlord from any tenant or other person in respect of any unit or of the Property and credit the said payment within 24 hours of the collection to the following bank and bank account;

Account Title: Ushirika Building – Rent Collection Account
Account Number: USD -0010041512
Bank name: Exim Bank (T) Limited

- 2.0.7 To prepare and submit documentation for legal action to be used by the Landlord's Advocates on behalf of the Landlord to recover any sums due or for the possession of the property and to enter and distain for rent and to act on the



Landlord's behalf and in its name to represent the Landlords in any proceedings or at any hearing of any court, rent tribunal, rent assessment panel or other tribunal in every case at the Landlord's expense, provided the same had prior approval by the Landlord.

- 2.0.8 The Lessor to allow the Lessee to possess and use the property without interruptions.
- 2.0.9 To enter into agreements necessary as Property Manager for and in the name of the Landlord for provision of cleaning services, sanitation services, fumigation services, and security services, engineers, contractors or other specialist firms for the provision of any services and facilities whatsoever to the Property including the repairs and maintenance of the Plant and maintenance of the Amenity Areas after consultation and approval of the Landlord.
- 2.0.10 Whenever there is no contract for specific service provision, the Property Manager shall employ staff or sub-contractors for the services and caretaking necessary to keep the Property in good condition. Provided that their payments shall be covered from Ushirika Building-Service charge Account and contracts of employees shall not exceed the term of this agreement.

Meanwhile the Property Manager shall be fully responsible for employment and remuneration of their office administrative staff such as secretaries, cashiers, messengers and supporting staffs.

- 2.0.11 To arrange to pay through service charge collected all electricity, fuel for running stand-by generator and water in respect of the Property and to make any payment necessary in the management and running of the property.
- 2.0.12 To advise the Landlord and ensure that the building and all other Landlord's assets in the building have a valid and adequate insurance cover against loss or damage by fire and other insurable risks.
- 2.0.13 if so, instructed by the Landlord to value the Property for insurance purposes before the date upon which the insurance cover falls due.

3.0 TENANT'S OBLIGATIONS.

The Tenant covenants with the Landlord and the Property Manager throughout the term, to do the following: -

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3.1 To pay rent, Service charge and Security deposit by means of cheque/money transfer as provided for in Annexure A attached herein to form part of the parcel of this Lease and Management Agreement.

3.2 To pay for any duties or charges on demand by the Property Manager together with the value added tax thereon arising out of its use of electric current and other charges including service charges, in respect of;

3.2.1 The premises;

3.2.2 The building and/or property; which are attributable to the use of the Tenant and the Tenant's liability for such charges shall be in accordance with the Tenant's percentage proportionate share of all such charges for the property and/or the building.

3.3 Should the Tenant fail to pay the charges and/or value added tax thereon for electricity and other services supplied to its premises within Seven (7) days receipt of written demand, then, without prejudice to any other right it may have, the Property Manager shall be entitled to suspend the supply of such services to the Tenant's premises and the tenant shall have no other remedy other than to pay for the services.

3.4 At the determination of the term hereby create to quarterly yield up the Demised

3.5 The Demised

The premises to be demised under the lease comprise a lettable area of approximately 98.86m² on the Eighth Floor at Old Ushirika Building

Calculated as follows: -

Total usable space	= 86.73m ²
Total area on the 6 th Floor	= 618 m ²
Total office space on the 6 th Floor	= 445 m ²
Total common area on the 6 th Floor	= 173 m ²
A half of common area on the 6 th Floor	= 86.5m ²
Percentage of common areas	= (86.73/618) * 86.5 m ²
Share of common areas	= 12.13m ²
Total lettable space	= 98.86m ²

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4.0 LEASE PERIOD, DEMISED PREMISES, RENT & SERVICE CHARGE

IN CONSIDERATION of the rent and the mutual covenants hereinafter reserved and contained the Lessor hereby demises unto the Lessee all that area measuring 98.86m² square metres on Eighth Floor of the building (hereinafter "the demised premises") in the building situated on Plot No.76&77, Lumumba Street, Dar es Salaam (the said building hereinafter called "the building" and the entire plot hereinafter called "the Estate"), the said demised premises delineated on the plan in Schedule A annexed hereto TO HOLD the demised premises unto the Lessee for a term of Five (5) years (hereinafter "the Term") commencing from 02nd January 2023, and expiring on 31st December 2027, subject nevertheless to the provisions for review, termination and renewal hereinafter contained, yielding and paying therefore during the Term hereby reserved:

The premises to be demised under the lease comprise a lettable area of approximately 98.86m² on Eighth Floor at Old Ushirika Tower. The initial Monthly rent of United States Dollars, One Thousand Two Hundred and Forty and Twelve Cents Only (US\$ 1,240.31) inclusive of VAT. The Service charge is set at Three United States Dollars (US\$3) per square meter (m²). However, should the cost of operations increase the same will be reviewed. The tenant shall be notified 3 months prior to effective date. If the running costs of the building are higher than budgeted, the additional amount will be payable by the tenant. If lower than budgeted then the excess payment will be credited to the tenant. The said rent to accrue from the 02nd January 2023, and to be payable quarterly in advance without any deductions except such deductions as may be so deductible as prescribed by statute from time to time.

This initial Monthly rental of One Thousand Two Hundred and Forty and Twelve Cents Only (US\$ 1,240.12) is made up as follows: -

Lettable Area 98.86m ²	
98.86m ² US\$ 8 per month	US\$ 790.88
Add VAT 18%	US\$ 142.36
TOTAL RENT	US\$ 933.23
Service Charge:	
98.86m ² US\$ 3per month	US\$ 296.58
Add VAT 18%	US\$ 53.38
TOTAL	US\$ 349.96

Less: - Withholding tax 10% (For rent charges)

[Signature]



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US\$ 79.08

TOTAL MONTHLY RENT & SERVICE CHARGE US\$ 1,240.12

All payable three Months in advance

- (i) The moneys referred to in clause 4 i hereinafter
- (a) Thereafter the total monthly rent shall escalate by 3% compounded annually on the anniversary of the lease being 02nd January 2023, the costs, charges and expenses which the Lessor may from time to time incur in connection with or in procuring the remedying of any breach by the Lessee of any of the covenants on the part of the Lessee contained in this Lease

4.0 RENT AND SERVICE CHARGE INSTRUCTIONS

- 4.1 The quarterly rent (three month's rental) and attributable value added tax (and the deposit referred to clause 8 and article 1.12 in annexure A to this Agreement, shall be paid on the date of signing this lease and management agreement by the Tenant. The building operating costs (service charges) will be payable on the first day upon taking possession of the demised premises.
- 4.2 The building costs cover the following: -
 - 4.2.1 Power supply to common areas
 - 4.2.2 Provision of Common Area electricity including but not limited to charges attributable to lobbies, passage lights, water pumps, elevators, escalators.
 - 4.2.3 Generator services at reasonable office hours inclusive of fuel supply
 - 4.2.4 Scheduled Service for elevators, escalators and Pumps
 - 4.2.5 Six day per week ordinary and customary, basic janitorial services in and about the Premises (in common areas only) in a manner consistent with other comparable buildings in the vicinity of the building.
 - 4.2.6 Nonexclusive, non-attended automatic passenger elevator service and non-attended automatic passenger escalator service available at all times, including on the Holidays.
 - 4.2.7 Lessee shall cooperate fully with Lessor at all times and abide by all regulations and requirements that Lessor may reasonably prescribe for the proper functioning and protection of the HVAC,

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electrical, mechanical, and plumbing systems. Notwithstanding the foregoing, Lessee shall be responsible for all installation and recurring costs associated with utilities services at the Premises.

- 4.2.8 General Security for the entire building
- 4.2.9 General common area cleaning and maintenance
- 4.2.10 Waste disposal and corresponding payments to service provider
- 4.2.11 To hire, discharge and supervise all General workers necessary for common area cleaning and maintenance

Service charge shall be deposited through the following bank account;
Account Title: Ushrika Bulding- Service charge Collection
Account Number: A/C USD - 0010041513
Bank name: Exim Bank (T) Limited

5.0 ELECTRICITY AND OTHER CHARGES PAYABLE BY THE TENANT

- 5.1 The TENANT shall be liable for and shall pay on demand for any charges together with the value added tax thereon arising out of its use of electric current, and other charges (including basic and service charges), in respect of;
 - 5.2 The premises
 - 5.3 The building and/or property; which are attributable to the use of the TENANT
 - 5.4 The Tenant's liability for such charges shall be in accordance with sub-meters which the LANDLORD shall be entitled to install at any time at its discretion or, should no such meters be installed, shall be on pro-rata basis or the Tenant's percentage proportionate share of all such charges for the property and/or the building.
 - 5.5 Should the TENANT fail to pay the charges for electricity, and other services supplied to its premises within seven (7) days of written demand, then, without prejudice to any other right it may have, the LANDLORD shall be entitled to suspend the supply of such services to the Tenant's premises and the tenant shall have no remedy.
 - 5.6 The parking facility as stipulated on 4(i),

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These will be located on the property and will be covered by the service charge, furthermore,

Visitor's parking is provided free of charge, at peak times it can become congested and spaces cannot be guaranteed. A time limit of 2 hours is enforced in this area by way of a clamping system.

Electricity charges shall be deposited through the following bank account;

Account Title: Ushirika. Bldg - Electricity Consumption Charge Collection

Account Number: A/C Tsh - 0010041514

Bank name: Exim Bank (T) Limited

6.0 VALUE ADDED AND WITHHOLDING TAXES

Under current Tanzanian Law the tenant is required to pay withholding tax which is 10% of the rent before additional of Value Added Tax (VAT) which is levied at 18% of the rent charges for both commercial premises and parking. VAT is also added to the service charge. If you are exempted from the payment of VAT, please provide the necessary documentation for the same

7.0 SECURITY DEPOSIT

Tenant shall, on the signing hereof, pay security deposit, the tenant will pay cash/bankers cheque deposit equal to One (1) month's rent charge, however being the contract extension the same was paid before during the first contract which expired whereby an amount of US\$ 468.50 was paid. The landlord will retain this deposit as security for the due performance of his obligations under the lease. The deposit is refundable without interest to the tenants after expiry of the lease and delivery of the premises in accordance with covenants contained in the lease.

The said performance includes but not limited to the following performances: -

- 7.1 To repair damages to the demised Premises and/or the building caused by Tenant or Tenant's agents, employees, contractors, licensees, and invitees (collectively, "Tenant's Invitees")



ATTESTATION

In WITNESS WHEREOF the parties hereto have executed these presents in the presence of the undersigned and on the day hereinafter appearing.

THE LANDLORD:

SEALED with the COMMON SEAL
Of the said TANZANIA FEDERATION OF
COOPERATIVES (TFC) and DELIVERED in
Our presence this 09 day of January, 2023



SEAL

Names ALEX WDIKILE

Signature [Handwritten Signature]

Postal Address 2567

DAR ES SALAAM
Designation EXECUTIVE SECRETARY

Names SILVESTER EUSEBI SHAYO

Signature [Handwritten Signature]

Postal Address 11934,
DAR ES SALAAM



Designation ADVOCATE

[Handwritten Signature]

[Handwritten Signature]



THE TENANT

SEALED with the COMMON SEAL
Of the said FIRST VISION (T) LIMITED

And DELIVERED in our presence this _____ day of _____
_____ 2023 } _____
SEAL

Names MARY MCHOLANI CHAMA

Signature [Handwritten Signature]

Postal Address P.O. Box 77590

DAR - ES - SALAAM

Designation MANAGING DIRECTOR

Names MUNA JUMA CHOGGY

Signature [Handwritten Signature]

Postal Address Box 78013

DAR-ES-SALAAM

Designation ADVOCATE

TIN: 125-671-000
Sp: B148-01-245,38949
PAYEE: B297-62-690,77899
WAT: B272-03-263,48535
Total: \$ 818.96 1901,153.23

+ copy 1500.
E-rate: 2321-01
09/02/2023



[Handwritten Signature]

[Handwritten Signature]



THE PROPERTY MANAGER:

SEALED with the COMMON SEAL
Of the said
UTT ASSET MANAGEMENT AND INVESTOR
SERVICES PLC (UTT AMIS)

And DELIVERED in our presence this _____ day of

SEAL

.....2023
Names..... *Simon Mungile*
Signature..... *[Signature]*

Postal Address..... *14825*

.....
Designation..... *DSM Namkung Doreka*

Names..... *Tuzo Mpileka*

Signature..... *Tupshuka*

Postal Address..... *14825, DSM*

.....
Designation..... *HEAD, LEGAL SERVICES UNIT*

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ANNEXURE A

The premises are hired by the TENANT from PROPERTY MANAGER subject to the Terms and Conditions set out herein and, in any Annexure, hereto:

1.1 PROPERTY MANAGER: UTT ASSET MANAGEMENT AND INVESTOR SERVICES PLC		
ID/REGISTRATION NO. (S)		
1.2 TENANT NAME: FIRST VISION (T) LIMITED		
ID/REGISTRATION NO.		
1.3 THE PREMISES: EIGHTH FLOOR		
1.4 BUILDING: USHIRIKA BUILDING OLD TOWER		
BUILDING ADDRESS:		POSTAL BOX: 2567
		USHIRIKA BUILDING
		TEL.
1.5 PREMISES MEASURING APPROXIMATELY 98.86m ² SQUARE METRES		
1.6 USE OF PREMISES (TO BE USED BY THE TENANT FOR THESE PURPOSES AND FOR NO OTHER PURPOSE WHATSOEVER)		
		OFFICE
1.8 COMMENCES		
		YEAR: 2023
		MONTH: 02 nd January
1.9 TERMINATES OCCUPATION DATE		
		2027
		31 st December
1.10 THE TENANT HAS THE OPTION TO RENEW THE LEASE FOR A FURTHER PERIOD OF FIVE (5) YEARS. THE TENANT SHALL NOTIFY THE LANDLORD OF SUCH INTENTION THREE MONTHS BEFORE THE EXPIRY OF THE FIRST TERM OF <u>5th</u> YEARS.		
		YEAR
		MONTHS
COMMENCES		
		2022
		02 nd January
TERMINATES		
		2027
		31 st December
1.11.0 RENT		

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Basic Rent	VAT	Costs		TOTAL	FROM	
USD \$/per m ²	USD	USD	USD	USD		USD
1.11.1	RENT	VAT	SERVICE CHARGE	VAT		TOTAL
MONTHLY CHARGES	790.88	142.35	296.58	53.38		1,283.20
1.12	DEPOSIT AMOUNT: METHOD OF PAYMENT - [BY CROSSED CHEQUE/ BANK TRANSFER]					
1.13	RENT FOR ONE MONTH EXCLUSIVE OF VAT					US\$ N/A*
	THREE MONTHS RENT INC. SERVICE CHARGES AND VAT					US\$ 3,612.34
	TOTAL DEPOSIT AMOUNT LESS 10% WITHHOLDING TAX ON RENT AND PARKING					US\$ 3,612.34
1.14	THE FOLLOWING STAMP DUTY SHALL BE PAYABLE BY THE TENANT					AS ASSESSED BY TRA
1.15	THE FOLLOWING ANNEXURE SHALL FORM PART OF THIS AGREEMENT TO LEASE:					

*Paid in previous expired contract

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SCHEDULE A- PLAN

EIGHTH FLOOR OFFICE PLAN FOR FIRST VISION (T) LIMITED

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