

LEASE AGREEMENT

BETWEEN

JAPHET SAMUEL MWAKISYALLA

(LESSOR)

AND

AFRICA OIL SOLUTIONS LIMITED

(LESSEE)

THIS LEASE AGREEMENT is made this 14th September, 2024

BETWEEN

JAPHET SAMUEL MWAKISYALLA Address Dar es salaam, Tanzania (hereinafter referred to as the 'Vendor', which expression where the context so admits includes the person deriving title under the Lessor, its successor in title and permitted assigns) on one part;

AND

AFRICA OIL SOLUTIONS LIMITED of Dar es- salaam, Tanzania (hereinafter called the "Lessee" which expression shall, where the context so requires, include the successors and representatives of the lessee) in second part; both the lessor and the lessee to be jointly referred to as "Parties"

A. WHEREAS, the **Lessor** is the lawful owner of said **Plot No. 1005, Tuangoma, Kigamboni, Dar es Salaam, Tanzania.**

B. WHEREAS, the **Lessor** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

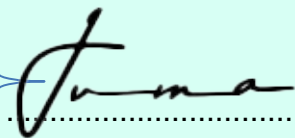
IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

1. The Lessor shall
 - a) That this lease agreement will be for a term of ten (5) years, stating from 14th September, 2024 and as witnessed in the Lease Agreement between **JAPHET SAMUEL MWAKISYALLA** and **AFRICA OIL SOLUTIONS LIMITED** which will be reviewed after every five years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of **UNITED STATE DOLLARS TWO HUNDRED SIXTY-ONE THOUSAND, SEVEN HUNDRED AND TWO-FOUR [USD261,724/=]** only, payable in advance for a period of every twenty-four months with effect from 14th September, 2024
2. The lessor undertakes that, the lessee shall enjoy the facilities of the leased premises without any interference from the lessor, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.

4. The plot will be used a Transport project.
5. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
6. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

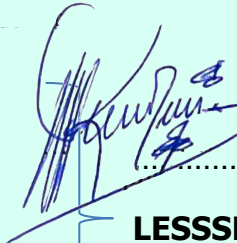
IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing


SIGNED AND DELIVERED at Dar es Salaam by the
said JAPHET SAMUEL MWAKISYALLA


.....
LESSOR

This 14th September, 2024

SIGNED AND DELIVERED at Dar es Salaam by the said
AFRICA OIL SOLUTIONS LIMITED


.....
LESSEE


**AFRICA OIL SOLUTIONS
LIMITED**
P.O.BOX 11201
DAR-ES-SALAAM-TANZANIA

This 14th September, 2024