

**LEASE AGREEMENT**

**BETWEEN**

**ALLY AHMAD MDOE**

**(LESSOR)**

**AND**

**IN AND OUT COMPANY LIMITED**

**(LESSEE)**

**THIS LEASE AGREEMENT** is made this 14<sup>th</sup> September, 2023

**BETWEEN**

**ALLY AHMAD MDOE** Address Mkalamo Area, Handeni District, Tanga Region., 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**

**IN AND OUT COMP ANY 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.1002 Mkalamo Area, Handeni District, Tanga Region.**

**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 14<sup>th</sup> September, 2023 and as witnessed in the Lease Agreement between **ALLY AHMAD MDOE** and **T IN AND OUT COMP ANY 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 14<sup>th</sup> September, 2023
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 graphite mineral processing 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

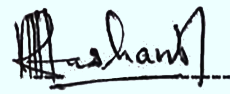
**SIGNED AND DELIVERED** at Dar es Salaam by the said  
**ALLY AHMAD MDOE**

This 14<sup>th</sup> September, 2023

  
**LESSOR**

**SIGNED AND DELIVERED** at Dar es Salaam by the said  
**IN AND OUT COMP ANY LIMITED**

This 14<sup>th</sup> September, 2023

  
**LESSEE**  
