

LEASE AGREEMENT

BETWEEN

M/S KIMWANGA JUMA MFUTA KAMBA of P.O BOX 42560 Dar es Salaam, hereinafter called "LESSOR" which expression shall where the context so admits include his heirs, administrators or assigns of the one part;

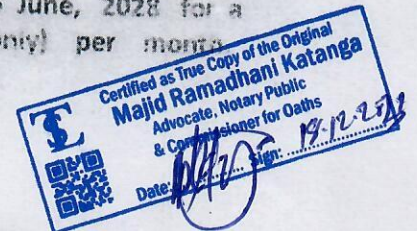


AND

ZAMZAM ROAD HAULAGE LIMITED a limited liability company registered in the laws of Tanzania, OF P.O BOX 1757 Dar es Salaam, hereinafter called "LESSEE" which expression shall where the context so admits include his heirs, administrators or assigns of the other part.

WHEREBY IT IS MUTUALLY AGREED AS FOLLOWS:-

1. The LESSOR hereby leaves to the LESSEE the YARD situated at PLOT NO. 27, KURASINI, LOLIONDO II, TOM ESTATE AREA, Dar es Salaam, to hold the said YARD for a term of FIVE Years, effective from 26 June, 2023 to 25 June, 2028 for a rent of Tshs 2,550,000/- (Two million five hundred fifty thousand only) per month payable in every quarterly.



2. THE LESSEE HERBY COVENANTS WITH THE LESSOR as follows:

- To pay water and electricity bills during the period of the lease and to pay the consumption as billed;
- To use the premises for COMMERCIAL purposes only;
- To keep the demised premises in good and substantial condition including all the interior parts and the sewage; damage by term pest, wear and tear and damage by fire only accepted;
- On the expiration or sooner determination of the term hereby granted to deliver up the said premises to the LESSOR in such a state of good order and preservation shall be in strict compliance with the covenants in that behalf on the part of the LESSEE herein contained;
- The Lease may be renewable for another PERIOD at a rent to be mutually agreed provided the tenant confirming to be a good tenant.

Sqm 2300

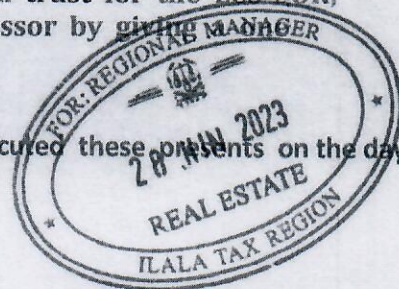
3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:

- To pay site land rent and taxes in respect of the said premises;
- All repairs and maintenance required at the premises shall be discussed between the parties and implemented as agreed.

4. PROVIDED ALWAYS AND 19 Hereby AGREED AND DECLARED that:

- a. If the LESSEE paying the rent hereby reserved and performing and observing the several covenants on his part herein contained shall peaceably hold and enjoy the said yard during the said term without any interruption by the LESSOR or any person rightful claiming under in trust for the LESSOR;
- b. The lessee may terminate the lease with the lessor by giving one month written notice to the lessee.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, in the year and manner hereinafter appearing: -
SIGNED and DELIVERED with the said
KIMWANGA PUMA MFUTA HAMBA



Who is known to me identified to me by

Kimwanga Juma the letter being known to me.

[Handwritten Signature]

LESSOR

Personally in my presence this 27 day of June 2023.

BEFORE ME.

Signature *[Handwritten Signature]*

Name Gulambhassan Yusuf Hassam

Address 7604 DSM

Qualification Advocate



SIGNED AND SEALED WITH THE

COMMON SEAL

COMPANY SEAL

OF ZAMZAM ROAD HAULAGE LTD

Signature

Name HASNAIN TARI

Address BOX 1757

Qualification Managing Director



BEFORE ME.

Signature

Name Gulam Hussain Gul Hassan

Address 7609 DSM

Qualification Advocate



TIN: 106-214-027

SID: 306,000

WHT: 765,000

1,071,000

28/6/2023