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TANZANIA INVESTMENT CENTRE

Certified True Copy of the Original
Signed: *[Signature]* Date: 27/4/2022
PATRICK TOYI KAHESHI
Advocate, Notary Public & Commissioner for Oaths

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])



TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

Certified True Copy of the Original
Signature: [Signature] Date: 27/1/2022
PATRICK TOYI KAHESHI
Advocate, Notary Public & Commissioner for Oaths

DERIVATIVE RIGHT

ITRACOM FERTILIZERS LIMITED (Under Section 20)

Transaction Name: Lease Right of Occupancy

C.T. No: DOM002775

FD Number: DOM007803

Date/Time: 2022-04-04 21:18:09.078

Transaction No: DOMLSR000000002 Made and entered into this day of 2022

Assistant Registrar of Titles

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 1997 (Act No. 26 of 1997) by order published in the Official Gazette as Government Notice no. 291 of 1997; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

ITRACOM FERTILIZERS LIMITED

of P.O Box 4433 DAR ES SALAAM and having certificate of incentives No. 20214355 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DODOMA under Title No. DOM002775 in respect of land within Plot No. 929 Block "DD" situated at Nala Industrial Area in Dodoma City Council and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety Eight** years commencing on the **First** day of **January, Two Thousand Twenty One** and expiring on the **Thirty First** day of **December, Two Thousand One Hundred Eighteen** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The Land shall be used for **Special Industry Purposes Only**; Use Group 'N' Use Class (d) defined in the Town and Country Planning (Use Classes) Regulations 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2022, thereafter continue to pay Tshs 3,414,372/= (Tanzania Shillings Three Million Four Hundred Fourteen Thousand Three Hundred Seventy Two) other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land by establish a project for Manufacturing Phosphate and Organic Fertilizer within **thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Dodoma City Council** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.
 - iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land

5. NOT make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. SUBJECT to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. YIELD up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. ENSURE that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. UPON breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements thereon and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 23 of the Tanzania Investment Act, 1997 or under the provision of the Arbitration Ordinance, Cap 15 of the Laws of Tanzania.

We, the within-named **ITRACOM FERTILIZERS LIMITED** hereby accept the terms and conditions contained in the forgoing Lease Agreement.

SCHEDULE

ALL that Land known as Plot No. 929 Block "DD" situated at Nala Industrial Area in Dodoma City Council, measuring two hundred thirteen thousand one hundred five (213105) square metres, shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 109951 deposited at the Office responsible for Surveys and Mapping at Dar es Salaam.

← SIGN HERE

SEALED with the COMMON SEAL of the said]
TANZANIA INVESTMENT CENTRE and]
DELIVERED in the presence of us this 25TH]
day of FEBRUARY 2022]



Name MADUMU ST. KARU
Signature * [Signature]
Postal Address P.O. Box 938 DUT
Qualification EXECUTIVE DIRECTOR

Name ALEXANDER MNTANI
Signature [Signature]
Postal Address P.O. Box 758 DUT
Qualification SENIOR LEASE OFFICER

SEALED with the COMMON SEAL of the said]
ITRACOM FERTILIZERS LIMITED and]
DELIVERED in the presence of us this 07 day]
of February 2022]

Name ADRIEN NTIGACIKI
Signature [Signature]
Postal Address P.O. Box 4433 Dism TANZANIA
Qualification Director

Name NTIRAMPABA SIMON
Signature [Signature]
Postal Address P.O. Box 4433 Dism TANZANIA
Qualification Director

Certified True Copy of the Original
Sign. [Signature] Date 27/4/2022
PATRICK TOYI KAHESHI
Advocate, Notary Public & Commissioner for Oaths