

LEASING AGREEMENT

GREENERGY TECHNOLOGY LIMITED
PWANI, BAGAMOYO, BWILINGU
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This Lease Agreement (the "Agreement") is made and entered into as of 1-Jan-2024,
by and between:

Laiton Kilumile, 18 Pwani, Bagamoyo, Bwilingu, Near by Dawasco (hereinafter as landlord)

And

Greenergy Technology Limited (hereinafter as tenant)

PROPERTY: Landlord hereby agrees to lease to Tenant and Tenant agrees to lease
from Landlord the property located at 18 Pwani, Bagamoyo, Bwilingu, Near by Dawasco
Operational purposes only.

TERM: The term of this lease shall commence on 1-Jan-2024 and continue for a
period of 12 months, ending on 31-Dec-2024. The lease shall automatically renew for
subsequent terms of the same duration unless either party gives written notice of
termination at least 30 days prior to the end of the current term.

RENT: Tenant agrees to pay Landlord a monthly rent of 100,000 TZS for the
Property. Rent shall be due on or before the 5th of each month. Payment shall be
made in bank transfer or cash.

SECURITY DEPOSIT: Tenant agrees to pay a security deposit of one month rent to
secure the faithful performance of all terms and conditions of this Agreement. The
security deposit shall be refunded to Tenant, less any deductions for damages beyond
normal wear and tear, within 30 days after the termination of the lease.

UTILITIES: Landlord shall be responsible for the payment of all utilities and services
used during the term of this lease, including but not limited to electricity, gas, water,
and internet. Tenant agrees to afford the corresponding part consumed by tenant.

MAINTENANCE AND REPAIRS: Tenant agrees to maintain the Property in good
condition and promptly report any damages or necessary repairs to Landlord.

