

LEASING AGREEMENT

GREENERGY TECHNOLOGY LIMITED
PWANI, BAGAMOYO, DAR ES SALAAM
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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 Msimbazi Rd, Kariakoo, Dar es Salaam (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 Msimbazi Road (the "Property") for 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.

