



# LEASE AGREEMENT

 This AGREEMENT is entered on 03<sup>rd</sup> day of July, 2023.  
 **BETWEEN**  
**AFRIQUE LIVE POWER MAINTENANCE T&D** of P O Box 5707 Dar es salaam, Tanzania  
(hereinafter referred to as “the LESSOR”).

**AND**

**BENS AGROSTAR COMPANY LIMITED** of P O Box 7822, Dar es salaam, Tanzania  
(hereinafter referred to as “LESSEE”).

## WHEREAS:

(A) LESSOR is the legal and registered owner of the Land Measuring 54 Acres included on Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; Block A with Certificate of Titles including No. 496MGLR situated at Wami Dakawa within Mvomero District in Morogoro Region.  
(hereinafter referred to as “the Property”).

(B) The LESSEE wishes to lease the land, and the LESSOR wishes to rent out the land for Tanzania Shillings one hundred twenty million only.  
(TZS 120,000,000/=) (hereinafter referred to as “the LEASE Price”).


1. LESSOR has agreed to lease the Land, 54 Acres included on Plots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14; Block A with Certificate of Titles including No. 496 MGLR situated at Wami Dakawa within Mvomero District in Morogoro Region. to the LESSEE for a duration of five years at a cost of 120,000,000 Tanzanian Shillings. The annual rent for one year is 24,000,000 Tanzanian Shillings.

2. The LESSOR undertakes that, the LESSEE shall enjoy the facilities of the leased plots 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 LESSEE 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.

5. Any party aggrieved shall be at liberty to institute a civil action in a court of competent jurisdiction for legal redress.
6. This Agreement shall be governed by the Laws of Tanzania.

**IN WITNESS WHEREOF** the parties hereto have executed this Agreement on the day and year and in the manner hereinafter appearing.



  
**SEALED** with the **COMMON SEAL** of the said  
**AFRIQUE LIVE POWER MAINTANANCE T&D**  
 and **DELIVERED** in our presence  
 this 3<sup>rd</sup> day July 2023

*Lessor's Seal*

Signature: .....  
 Name: DONALD MWAKAMELE  
 Postal Address: Box 5707 Dar  
 Qualification/Designation: MANAGER DIRECTOR

AFRIQUE LIVE POWER LINE  
 MAINTANANCE T&D LTD.  
 P.O. Box 5707  
 DAR ES SALAAM - TANZANIA

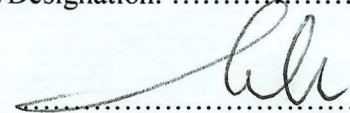
DONALD G. MWAKAMELE  
 International High Voltage  
 Maintenance Instructor


  
 Signature: .....  
 Name: LORENES JOHN WUO  
 Postal Address: PO Box 5707  
 Qualification/Designation: DIRECTOR

**SEALED** with the **COMMON SEAL** of the said  
**BENS AGROSTAR COMPANY LIMITED**  
 and **DELIVERED** in our presence  
 this ..... day ..... 2023

*Lessee's Seal*

Signature: .....  
 Name: RICHARD MODET BOMW  
 Postal Address: P.O. Box 7322 DAR ES SALAAM  
 Qualification/Designation: MANAGING DIRECTOR


  
 Signature: .....  
 Name: PATRICK ADIWA MWALUWENGE  
 Postal Address: P.O. Box 7322 DAR ES SALAAM  
 Qualification/Designation: DIRECTOR / COMPANY SECRETARY

*h* *Dgn*