

**LEASE AGREEMENT OF  
PROPERTY OF 40 ACRES  
AT NKALE AREA, MISUFINI HAMLET IN HANDENI  
DISTRICT, TANGA.**

**BETWEEN**

**NOEL SAMWEL KISIRI  
[LESSOR]**

**AND**

**JEWEL OF TANGA COMPANY LIMITED  
[LESSEE]**

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# **LEASE AGREEMENT**

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**THIS SALE AGREEMENT** *is made this 4<sup>th</sup> day February, 2024*

***BETWEEN***

**NOEL SAMWEL KISIRI** of Nkale Village, Handeni district, Tanga (hereinafter referred to as "**LESSOR**") which expression shall where the context so admits include heirs, successors and assignees in title and right.

***AND***

**JEWEL OF TANGA COMPANY LIMITED** of P.O Box 147, TANGA, TANZANIA (hereinafter referred to as "**LESSEE**") which expression shall where the context so admits include their heirs, successors and assignees in title and right.

**WHEREAS** the **LESSOR** is a lawful owner of the un-surveyed landed property measuring fourty (40) acres situated at Nkale area in Misufini Hamlet, Nkale Village, Handeni district in Tanga region, Tanzania (herein after referred to as the "**Property**").

**AND WHEREAS** the **LESSEE** is desirous of leasing the said Property.

**NOW THIS AGREEMENT WITNESSES as follows:**

1. That the lease Price for the property is **USD. 70,000/=** (Say United States Dollars seventy Thousand Only).
2. That by signing these present parties consent that the lessor promises to lease the property free from all encumbrances and the lease price has been made to the Lessor by the Lessee.
3. That parties agree and further consent that, the leased price shall be effected by Bernard Peter Mallya and the Lessee shall use the said property for investment purposes after obtaining relevant documentation from authorities.
4. That the description of the property is as follows:-
  - (i) North; the property is bordered with **Miraji Adam Mokiwa**
  - (ii) South; the property is bordered with **Kipara**
  - (iii) East; the property is bordered with **Miraji Gome**
  - (iv) West; the property is bordered with **Kipara**

5. That the **Lessor** upon signing of this Agreement shall handover to Lessee all relevant documents relating to the Property including but not limited to Original Documents relating to the Property.
6. That the **Lessor** hereby declare that he obtained a consent of all beneficiaries of the property and that the Property is leased free from any encumbrances.
7. That, this Lease Agreement shall be valid for Twenty Five (25) years from the date of signing of this Agreement with an option to renew.
8. That this agreement shall be governed by the laws of the United Republic of Tanzania.


**IN WITNESS WHEREOF** the parties hereto have executed these presents in the manner and day hereinafter appearing.

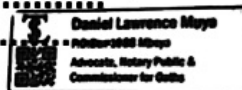
**SIGNED and DELIVERED** at Tanga by the said **NOEL SAMWEL KISIRI** who has been identified to me by ..... the latter being known to me personally in my presence this <sup>04th</sup>..... day of February, 2024



.....  
**NOEL SAMWEL KISIRI**  
**LESSOR**

**BEFORE ME**


**Name** : Daniel Lawrence Muya  
**Signature** :   
**Postal Address** : P.o Box 1988, Mbeya  
**Qualification** : Advocate



**SEALED** by the **COMMON SEAL** Of JEWEL OF TANGA COMPANY LIMITED At Mbeya on this <sup>04th</sup>.....day of February 2024

} COMMON SEAL

**IN WITNESS THEREOF**

**Name** : Sultan Mohamed Alkhulaifi  
**Signature** :   
**Postal Address** : Building 19 Zone 40, Street 896, Doha Qatar  
**Qualification** : **DIRECTOR**

**Drawn By**

Hasan Gyunda - Advocate

Primo Attorneys,

2<sup>nd</sup> Floor- National Bank of Commerce- Bldg.

Karume Avenue/Kaunda Street,

Box 1988, Mbeya, Tanzania

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Office No; +255 (0) 25 2500490

Mob No: +255763436857

**PRIMO ATTORNEYS**

**P. O. Box 1988**

**MBEYA**

A handwritten signature in black ink, appearing to read 'H. Gyunda', with a stylized flourish above the name.