

LEASE AGREEMENT BETWEEN
MULTI CABLE LIMITED AND CANADIAN
BIOTECH LIMITED

THIS AGREEMENT is made this 10th Day of September 2024 between **MULTI CABLE LTD** of P.O. Box 10380, Dar-es-salaam, Tanzania, (hereinafter referred to as the landlord, which expression shall be where the context so admit include her heirs or beneficiaries) on the one hand,

AND

CANADIAN BIOTECH LIMITED of P.O. Box 5277, Tel: 0739836267 ,

Email :....., TIN NO:.....

Dar es salaam Tanzania

(hereinafter referred to as the tenant, which expression shall be where the context so admit include its successor/s or assigns), on the other hand;

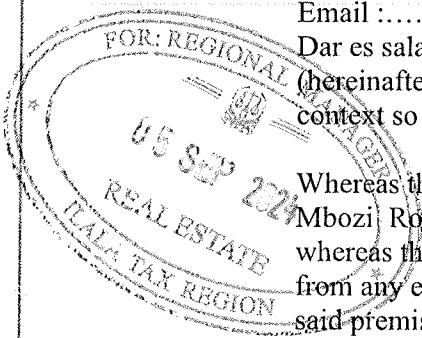
Whereas the landlord is the lawful owner of warehouses on Plot number 108 A, Mbozi Road, Chang'ombe area, Temeke District Dar-es-salaam, Tanzania and whereas the landlord is desirous of letting one warehouse no....., and free from any encumbrances what so ever and the said tenant is desirous of renting the said premises on the following terms, namely:

This agreement is made for a period of 4 (Four) years starting on the 10th Day of September, 2024 and ending on the 09th Day of September, 2028.

A) The monthly rent will be USD 2,000 (i.e. United States Dollar Two Thousand Only) for the said storage room for the term and agreement exclusive of VAT.

Rent will be paid in Two (2) installments for 4 (Four) year (i.e United States Dollar Twelve Thousand) x 8 on signing this agreement. Subsequent rent shall be paid as per mutual agreement between both parties. Total amount payable for One year is USD 24,000 (United States Dollar Twenty Four Thousand Only) Payable as follows, it has been agreed upon by both parties that the rent shall be incremented to the amount mutually agreed upon after completion of the First 2 years in the contract. The lessee shall further pay security deposit amount of \$2000 equivalent to one month's rent, which will be refundable upon handing over the demised property in good conditon as it was rented out by the lessor also assuring all relevant bills have been paid accordingly.

- i) 1st Installment on or before (10.09.2024) Amount payable USD 12,000=
- ii) 2nd Installment on or before (09.03.2025) Amount Payable USD 12,000/=
- iii) 3rd installment on or before (09.09.2025) Amount Payable USD 12,000/-
- iv) 4th installment on or before (09.03.2026) Amount Payable USD 12,000/-

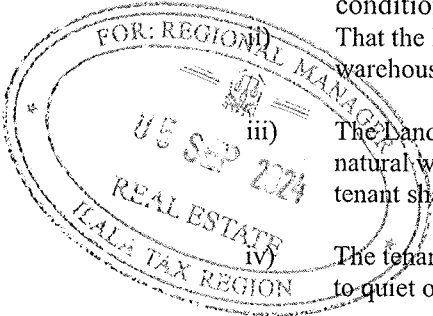


- v) 5th installment on or before (09.09.2026) Amount Payable USD (As agreed upon after completion of 2 years)
- vi) 6th installment on or before (09.03.2027) Amount Payable USD (As agreed upon after completion of 2 years)
- vii) 7th installment on or before (09.09.2027) Amount Payable USD (As agreed upon after completion of 2 years)
- Viii) 8th installment on or before (09.03.2028) Amount Payable USD (As agreed upon after completion of 2 years)

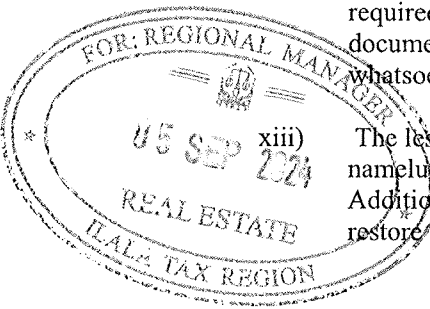
- B) Upon expiration of this contract, the contract may be renewed for a further term, if agreed upon between both parties.
- C) The tenant / landlord holds the right to terminate this contract, under reasonable circumstances, with prior three months notice to the tenant.
- D) Stamp Duty and Withholding Tax will be paid by the Tenant

IT IS MUTUALLY AGREED UPON BETWEEN BOTH PARTIES AS FOLLOWS:-

- i) That the warehouse shall be kept by the tenant in clean and tenable condition at all times.
That the Landlord, during convenient times shall be allowed to inspect the warehouse as to its condition and habitability.
- ii) The Landlord shall be not responsible for repair of the premises arising out of natural wear and tear while any damages arising out of the careless use by the tenant shall be maintainable by the tenant himself.
- iii) The Landlord shall be not responsible for repair of the premises arising out of natural wear and tear while any damages arising out of the careless use by the tenant shall be maintainable by the tenant himself.
- iv) The tenant observing all the terms and conditions herein shall be entitled to quiet occupation of the demised premises.
- v) Minor Maintenance such as plumbing, bulbs replacement, shall not be entitled to the landlord and these shall be carried out by the tenant.
- vi) The Landlord shall not be responsible for any loss/damage due to theft /illegal content /fire - for goods or any property that have been kept in the warehouse, whatever the case may be or due to any reason known or unknown.
- vii) "NO" Structural / Design alterations can be made without prior consent from the landlord; Any structure built in the premises by the tenant with approval of landlord will be the property of the landlord at the end of the contract. The landlord in which case allows the lessee to make the following changes: wooden partitions, tiles work, add ceiling board and add 2 washrooms.



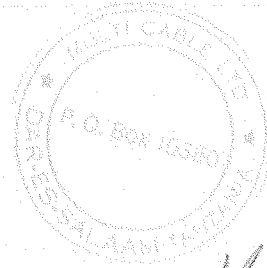
- viii) Content stored in the premises by the tenant are not of the knowledge to the landlord ; Therefore landlord is not responsible / liable of any content within the premises / building.
- ix) Right of access / passageway to be maintained to all tenant ; Any vehicles are not allowed to park on the access / passageway.
- x) Security shall be the sole responsibility of the tenant. The landlord shall not be responsible for any loss arising from theft or fire as any other reason. Landlord is not providing any security services or engaging and security company for providing of security services to the tenants at the said premises.
- xi) The Landlord shall be responsible to pay land rent / property tax of the rented premises.
- xii) That the tenant will furnish the landlord with the below listed documents as required by governing laws, failure to comply on the above for all listed documentation requirements, the landlord will not take any responsibility whatsoever in regard to legal and government laws in accordance
- xiii) The lessor will make sure that the necessary repairs for the warehouse, namely: repair and replace the rusted roof to ensure there are no leakages. Additionally the lessor , will repair the broken floor and paint the entire place to restore it to optimal condition



- A) DIRECTORS PASSPORT SIZE PHOTOS (4 pcs)
- B) TIN CERTIFICATE
- C) VRN CERTIFICATE
- C) BUSINESS LICENSE
- D) CERTIFICATE OF CORPORATION
- E) PASSPORT COPY AND NATIOANAL ID FOR LOCAL PERSONNEL
- F) PASSPORT & PERMIT COPY FOR FOREIGNERS

IN WITNESS WHEREOF; these presents have been executed on the date set out against our respective signatures.

SEALED by the COMPANY seal of
MULTICABLE LIMITED
In the presence of us at Dar es Salaam
This 10th Day of September, 2024

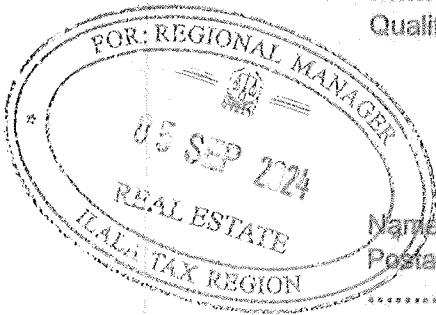


Name: Joan AUBIAL
Address: P.O. BOX. 10380, Dar es Salaam
.....
Qualification: DIRECTOR

LESSOR

Name: Khatijah Renshala
Address: P.O. BOX. 10380, Dar es Salaam
.....
Qualification: Property Manager

LESSOR



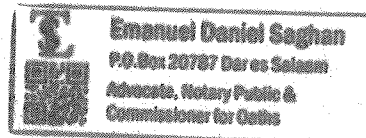
Name: **CANADIAN BIOTECH COMPANY LIMITED**
Postal Address: PO Box 5277, Dar es Salaam
.....
This 10th Day of September, 2024

CANADIAN BIOTECH
LIMITED
PO BOX 5277
DAR ES SALAAM
.....
LESSEE

Name: BALAZARY JOHN MANGA
Address: P.O. BOX. 10380, Dar es Salaam
.....
Qualification: Director

LESSEE

Before me;
Signature:
Postal Address: 20787, D'SALAAM.
Qualification: ADVOCATE



ElRate = 2600
TIN;
SID = 624,000
WHF = 3,120,000

3,744,000