

**A DEED DOCUMENT TO ACKNOWLEDGE RECEIPT OF FUND IN
RELATION TO A LEASE AGREEMENT AND SALE OF A RIGHT OF
OCCUPANCY NO. 104914 PLOT NO. 1829/23 MSASANI
PENINSULA, DAR ES SALAAM**

This Deed Document is made at Dar es Salaam on this...^{9th}.....day of ^{October}.....2024

1. Parties to this transaction are:
 - i) **Noel Alex Karekezi** of P.O Box 71019, Dar es Salaam (herein is appearing as the "Registered owner").
 - ii) **Penina Batamuliza Karekezi** of P.O. Box 71019 Dar es Salaam (herein is referred as the "spouse")
 - iii) **East Africa Bay Property Development Company Limited** of P.O. Box 15261, Dar es Salaam (herein is referred as the "Lessee")
 - iv) **Benjamin Anastaze Mpamo** of P.O. Box 7773 Dar es Salaam (herein referred as the "owner of the bank account which will receive funds")
2. Whereas the Registered Owner had entered into a lease agreement with the Lessee (that the said lease agreement shall form party of this deed).
3. The Registered Owner and the Lessee had agreed that the Lessee shall pay the registered owner a separate amount to relocate and give a vacant possession to the said property.
4. The registered owner with the consent of his spouse is hereby authorizing and direct the Lessee to pay the agreed rent of USD 166,000.00 (say United States Dollars One Sixty-Six Thousand Only) to the following Bank account:

Name:	Benjamin Anastaze Mpamo
Account Number:	5150947002
Bank:	Diamond Trust Tanzania Limited (DTB)
Branch:	Masaki Branch
Swift Code:	DTKETZTZ
5. This Deed Documentshall in every respect conform to and be interpreted in accordance withthe law of the United Republic of Tanzania.
6. This Deed Document shall be produced in triplicate and each copy shall serve the purpose of the original.

IN WITNESS WHEREOF the Parties hereto have executed these presents in the manner and on the days and the year hereinbefore appearing.


SIGNED and DELIVERED at Dar es Salaam by the said NOEL ALEX KAREKEZI who is known to me personally/identified to me by..... the latter being known to me personally this..... day of October 2024.


Registered Owner

Signature:
Name: ATOUR OMARI KAREKEZI
Postal Address: P.O. BOX 12145
DAR ES SALAAM
Qualification: ADVOCATE



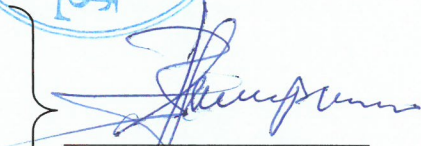
SIGNED and DELIVERED at Dar es Salaam by the said PENINA BATAMULIZA KAREKEZI who is known to me personally/identified to me by the latter being known to me personally this day, of October 2024.


Spouse

Signature:
Name: ATOUR OMARI KAREKEZI
Postal Address: P.O. BOX 12145
DAR ES SALAAM
Qualification: ADVOCATE



SIGNED and DELIVERED at Dar es Salaam by the said BENJAMIN ANASTAZE MPAMO who is known to me personally/identified to me by the latter being known to me personally this day, of October 2024.


A/C Owner

Signature:
Name: ATOUR OMARI KAREKEZI
Postal Address: P.O. BOX 12145
DAR ES SALAAM
Qualification: ADVOCATE





SIGNED and DELIVERED at Dar es Salaam
by the said EAST AFRICA BAY PROPERTY DEVELOPMENT
COMPANY LIMITED before us this.....

9th day of October, 2024.

}

Lessee



Signature: LUO GUAN GUANG
Postal Address: P.O. BOX 15261 DAR ES SALAAM
Qualification: DIRECTOR

Signature: LUO GUAN ZHOU
Postal Address: P.O. BOX 15261 DSM
Qualification: DIRECTOR

**A DEED DOCUMENT TO ACKNOWLEDGE RECEIPT OF FUND IN
RELATION TO A LEASE AGREEMENT AND SALE OF A RIGHT OF
OCCUPANCY NO. 104914 PLOT NO. 1829/23 MSASANI PENINSULA,
DAR ES SALAAM**

This Deed Document is made at Dar es Salaam on this...^{9th}.....day of ^{October}.....2024

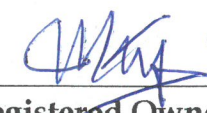
1. Parties to this transaction are:
 - i) **Noel Alex Karekezi** of P.O Box 71019, Dar es Salaam (herein is appearing as the "Registered owner").
 - ii) **Penina Batumuliza Karekezi** of P.O. Box 71019 Dar es Salaam (herein is referred as the "spouse")
 - iii) **East Africa Bay Property Development Company Limited** of P.O. Box 15261, Dar es Salaam (herein is referred as the "Lessee")
 - iv) **Benjamin Anastaze Mpamo** of P.O. Box 7773 Dar es Salaam (herein referred as the "owner of the bank account which will receive funds")
2. Whereas the Registered Owner had entered into a lease agreement with the Lessee (that the said lease agreement shall form party of this deed).
3. The Registered Owner and the Lessee had agreed that the Lessee shall pay the registered owner a separate amount to relocate and give a vacant possession to the said property.
4. The registered owner with the consent of his spouse is hereby authorizing and direct the Lessee to pay the agreed relocation amount of USD 468,000.00 (United States Dollars Four Hundred Sixty-Eight Thousand Only) to the following account:

Name:	Benjamin Anastaze Mpamo
Account Number:	5150947002
Bank:	Diamond Trust Tanzania Limited (DTB)
Branch:	Masaki Branch
Swift Code:	DTKETZTZ
5. This Deed Document shall in every respect conform to and be interpreted in accordance with the law of the United Republic of Tanzania.
6. This Deed Document shall be produced in triplicate and each copy shall serve the purpose of the original.



IN WITNESS WHEREOF the Parties hereto have executed these presents in the manner and on the days and the year hereinbefore appearing.

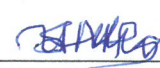
SIGNED and DELIVERED at Dar es Salaam by the said NOEL ALEX KAREKEZI who is known to me personally/identified to me by.....
.....the latter being known to me personally this..... day of October 2024.


Registered Owner

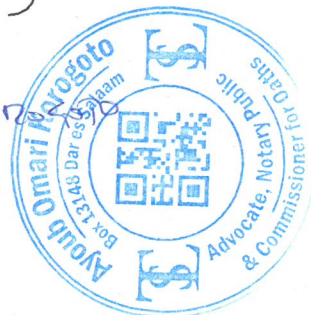
Signature:
Name: AYOUN OMARI KAREKEZI
Postal Address: P.O. BOX 13148
DAR ES SALAAM
Qualification: ADVOCATE



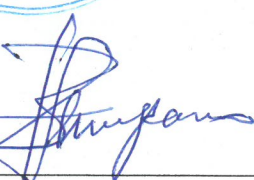
SIGNED and DELIVERED at Dar es Salaam by the said PENINA BATAMULIZA KAREKEZI who is known to me personally/identified to me by
the latter being known to me personally this day, of October 2024.


Spouse

Signature:
Name: AYOUN OMARI KAREKEZI
Postal Address: P.O. BOX 13148
DAR ES SALAAM
Qualification: ADVOCATE



SIGNED and DELIVERED at Dar es Salaam by the said BENJAMIN ANASTAZE MPAMO who is known to me personally/identified to me by
the latter being known to me personally this day, of October 2024.


A/C Owner

Signature:
Name: AYOUN OMARI KAREKEZI
Postal Address: P.O. BOX 13148
DAR ES SALAAM
Qualification: ADVOCATE





SEALED with a COMMON SEAL of the said
EAST AFRICA BAY PROPERTY DEVELOPMENT
COMPANY LIMITED and DELIVERED before us this
9th day of October, 2024.

LESSEE

Name: LUO GUAN GUANG
Signature: [Handwritten Signature]
Postal Address: P.O. box 15261 DAR ES SALAAM
Qualification: DIRECTOR



Name: Luo Guan Zhou
Signature: [Handwritten Signature]
Postal Address: P.O box - 15261 DSM
Qualification: DIRECTOR

DRAWN BY:

NOEL ALEX KAREKEZI
P.O. BOX 71019
DAR ES SALAAM