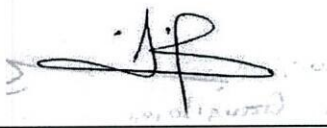


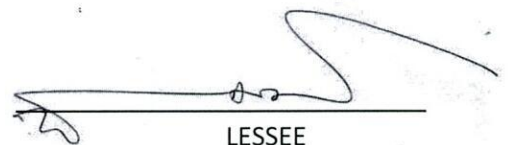
LEASE AGREEMENT
BETWEEN
GEORGE JOHN ROUSSOS

AND

SONGEA TEA ESTATES



LESSOR



LESSEE

RF LEASE AGREEMENT

THIS AGREEMENT OF LEASE entered todayday of year 2025 and BETWEEN

GEORGE JOHN ROUSSOS of P. O. Box 1110, **IRINGA – TANZANIA**. Phone No. +255 760 475 333 as lessor, situated at Plot 33/A, Kibwabwa Industrial Area in Iringa Town, hereinafter referred to as "Owner/landlord"

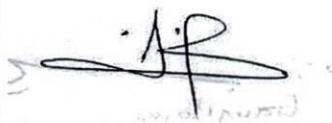
AND

SONGEA TEA ESTATES C/O AHMED SHEIKH ADAN EJISE MADEJIN CHRISTIANE (Director) of P. O. Box 21029, **IRINGA – TANZANIA**. Hereinafter referred to as "Tenant".

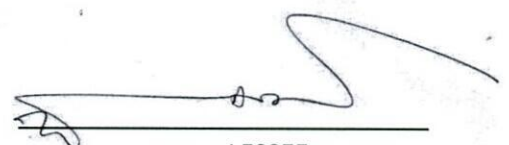
The Dimensions and Volume of the leased (GODOWN); 24.1m width x 42.1m length = Area of 6800.40qm.

In consideration of the rentals herein agreed to be paid by the Tenant to the Owner and in consideration of the mutual covenants and agreements of the parties herein set forth, the hereto agree as follows;

1. **AGREEMENT TO LEASE** - The Owner does hereby lease to the Tenant and the Tenant hereby leases, takes and hires from the Owner that certain real estate situated in plot Plot 33/A, Kibwabwa Industrial Area in Iringa Town, legally described on Exhibit "A"; attached hereto and incorporated herein by this reference, and which real estate is outlined on that map designated as Exhibit "B"; and which drawing is attached hereto and incorporated herein by this reference (the Premises).
2. **TERM** - The initial term of this lease shall be for a period of Five (5) years, commencing 20th August, 2025 and ending at midnight on 21st August, 2030 (the "Initial Term").
3. **OPTION TO RENEW** - Except as provided hereinabove, Tenant is hereby granted an option to renew this lease for three (3) successive five (5) years periods after the initial term (each an "Option Period;" any Option Periods plus the initial Term defined collectively as the "Term"). In order to exercise any option for renewal, must have exercised each previous



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LESSEE

option to renew, Tenant must so notify the Owner in writing at least one year in advance of the Option Period for which such notice is given and Tenant must have fulfilled completely and timely all of the terms and conditions of this lease. Failure of Tenant to give required written notification may, in the discretion of the GEORGE JOHN ROUSSOS result in the option(s) being null and void.

4. **POSSESSION** - The parties hereto understand that a prerequisite to the validity of this lease is the provision for security of Tenant's performance of this lease.


5. **RENT** - The Fair market Rent (the "Rent") for the Premises shall be determined and paid as set forth in this paragraph without offset or notice of abatement:

a) The Rent for the first five (5) years of the Initial Term commencing on the "Rent Commencement Date" as defined hereinafter and terminating five years thereafter, the sum of Tshs. 2,500,000/= per month to be paid commencing 20th October 2025.

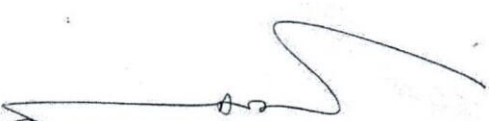
b) Rent tax shall be payable monthly in advance and shall be paid to the Owner at its offices in Iringa, GEORGE JOHN ROUSSOS. Rent and is due and payable on or before the first day of the month they are due; there is no grace period. Delinquent Rent shall draw interest at the rate at 1-1/2 (one and one-half percent) per month, or the maximum rate permitted by law; whichever is lesser, from the date of delinquency, until fully paid.

6. **TERMINATION** - Either party may terminate this agreement before the lapse of the tenancy period set out in clause 2 by giving notice of three (3) months. Upon termination of this agreement, the tenant shall release the demised premises to the landlord together with the modifications made thereon by the tenant.

7. **SUBLETTING** - Tenant(s) shall not have the right to sublet the Premises or any part thereof without the prior written consent of the landlord. If Consent is granted by the landlord, the Tenant(s) shall be responsible for all actions and liabilities of the Sub-lessee(s) including but not limited to: damage to the Premises, non-payment of Rent, and any eviction process. In the event of an eviction, the Tenant(s) shall be responsible for all court filing fee(s), representation,



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LESSEE

and any other fee(s) associated with removing the sub * lessee(s), landlord(s) consent the sublet shall not be deemed to be consent to any unapproved subsequent subletting"

8. **RIGHT OF ENTRY** - landlord shall have the right to enter the Premises during normal working days and hours **Monday** to Friday, 9:00 a.m. to 5:00 p.m., by providing notice in accordance with the minimum State requirements for inspection, repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. Landlord may also exhibit the Premises to prospective purchasers, mortgagee, or lessees upon reasonable notice to the Tenant(s).

9. **UTILITIES** - Utilities will be the full responsibility of the Tenant(s).


10. **MAINTENANCE, REPAIRS, OR ALTERATIONS** - The Tenant(s) shall, at their own expense and at all times, maintain the Premises in a clean and sanitary manner and surrender the Premises the same at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant(s) may not make any alterations to the Premises without written consent of the landlord.

11. **LEGAL COMPLIANCE** - Tenant(s) agrees to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the United Republic of Tanzania and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), landlord, or both, during the term of this Agreement. This Agreement is to be governed under the laws located in the United Republic of Tanzania.

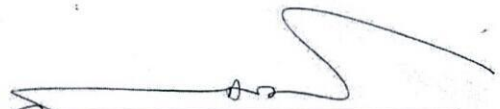
12. **SEVERABILITY** - If any provision of this Agreement or the application thereof shall, for any reason and to any extent be invalid or enforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law of the land.

13. **NOTICES** - Any notice to be sent by the landlord or Tenant(s) to each other shall use the following mailing addresses:
Landlord(s)/Agent's Mailing Address;

GEORGE JOHN ROUSSOS of P. O. Box 1110, IRINGA – TANZANIA. Phone No. +255 760 475 333 as lessor, situated at Plot 33/A, Kibwabwa Industrial Area in Iringa Town.

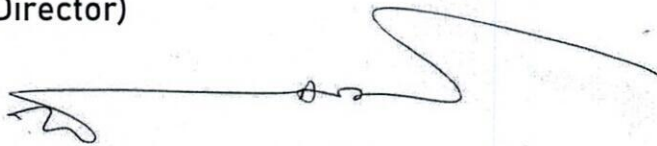


LESSOR



LESSEE

SONGEA TEA ESTATES C/O AHMED SHEIKH ADAN EJISE MADEJIN
CHRISTIANE (Director)



BEFORE ME:

NAME:

SIGNATURE: 

POST ADDRESS: 21029 DM

QUAIFICATION: **ADVOCATE**

