

LEASE AGREEMENT

LANDLORD: ALISTAIR ANDREW JAMES
P.O. BOX 4543
DARES SALAAM.

TENANT: AGMT LIMITED
P. O. BOX 4543,
DARES SALAAM.

PROPERTY: KURASINI, KURASINI STREET, KILWA ROAD, PLOT
NUMBER 27,, DAR ES SALAAM.

RENT: FIVE THOUSAND USD (USD 5000).

PERIOD: FIVE YEARS RENEWABLE FROM 20th SEPTEMBER 2025

1. THE TENANT'S COVENANTS:

The Tenant hereby covenants with the Landlord as follows: -

- a) To pay the rent hereby reserved on the days and in the manner and in the currency aforesaid.
- b) To pay the suppliers thereof all charges for telephone, electricity including meter rent (if any) used in the demised premises well as sewerage, sanitation and conservancy charges with effect from the date the Tenant shall enter into occupation of the demised premises.
- c) To keep the outside and the interior of the demised premises and the appurtenances thereof including doors, windows, floors, ceiling, all glasses in the doors and windows, waste water drains and other pipes and sanitary water apparatus therein and other outbuildings, structures and erections as well as fixtures, fittings, equipment and appliances therein in good substantial repair and condition throughout the term (fair wear and tear and damage by accidental fire, tempest or inevitable accident excepted) and to replace the Landlord's fixtures, fittings, appliances and equipment that may be damaged or become damaged beyond repair during and at the expiration or sooner determination of the said term.
- d) To make any structural alterations in or additions to the demised premises with the Landlord's written consent: provided that such consent shall not be unreasonably withheld.
- e) To use the demised property for the purpose of Real Estate Development.
- f) Not to do or permit to be done upon the demised premises or any part thereof anything that may be or become a nuisance, annoyance, damage or inconvenience to the Landlord, neighbors or occupiers of the property in the neighborhood or in any way interfere with the quiet occupation or comfort of the neighbors.

- g) At the termination or sooner determination of the term hereby created to yield up the demised premises together with all fittings, fixtures, equipment and appliances (if any) in such good, tenantable repair and condition as the demised premise were in at the time of the execution of the Agreement (fair wear and tear excepted)

2. **LANDLORD'S COVENANTS:**

The Landlord hereby covenants with the Tenant as follows:

- 2.1. To permit the TENANT paying the rent hereby reserved and performing and observing the covenants and stipulations herein contained on their part, to peacefully hold and enjoy the demised premises during the term hereby created without any interruption by the LANDLORD or any person rightfully through, under or in trust for the LANDLORD.


3. **MISCELLANEOUS**

Provided always and it is hereby declared as follows: -

In the event of the demised premises or any part thereof being damaged or destroyed by fire during the continuance of the term hereby reserved or a fair proportion thereof according to the extent and nature of the damage sustained, the lease shall be suspended until the demised premises shall again be rendered fit for occupation and use.

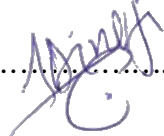
IN WITNESS HEREOF, the Parties hereto have executed this Lease Agreement on the date and year first herein above written in the following manner:

ALISTAIR ANDREW JAMES as the Landlord this 20th day of September 2025.

Signature.....

AGMT LIMITED as the Tenant this 20th day of September 2025.

Name: Angelo Caruso

Signature.....

BEFORE ME:

Name: ALLEN ALBERT KAMINDA

Signature.. *Allen Kaminda*

Qualification: ADVOCATE

Postal Address: P. O. Box 24330, DSM

