

## LEASE AGREEMENT

THIS LEASE is made this 14th day of July 2025.

### BETWEEN

MR. ALEX ANDREA MATOVU of P.O Box 36208, allocated Bunju Moga PLOT No. 97 BLOCK No. 6 with TIN Number 102-578-740, Dar es Salaam (hereinafter referred to as the "Lessor", which expression shall where the context admits include his successors and assigns) of the one part;

### AND

TANZANEX COMPANY LIMITED of P.O. Box 75456 Dar es Salaam, allocated Tegeta PLOT No. 93 BLOCK No. FZ with TIN Number 186-718-860, a private company incorporated with limited liability in the United Republic of Tanzania (hereinafter referred to as the "Lessee") of the other part.

### WHEREAS

The Lessor is the owner of a Godown consisting of approximately 922 square meters with office rooms located at Bunju Moga.

The Lessee wishes to lease the said Godown from the Lessor upon the terms and conditions set out herein.

### 1. COMMENCEMENT & DURATION

The Lessor hereby leases to the Lessee, and the Lessee hereby takes on lease from the Lessor, the said Godown for a term of Three (3) years commencing from 01/09/2025 to 31/08/2028, with an option to renew subject to the Lessor's discretion and mutual agreement on new terms and current market rent.

### 2. RENT AND PAYMENT TERMS

(a) The rent shall be Tanzania Shillings Five Million (TZS 5,000,000) per month, payable in advance in six-monthly installments of TZS 30,000,000 (Thirty Million Only).

