

LEASE AGREEMENT

This Agreement is made 01 day of Jan 2023.

BETWEEN

KASATEMBO LIMITED., Dar Es Salaam, a Private Limited liability company incorporated in Tanzania under the Companies Ordinance Cap 212 of P.O. 11078, Dar Es Salaam, Tanzania (hereinafter called the Lessor) of one part.

AND

SILAFRICA TANZANIA LIMITED., Dar Es Salaam, a Limited liability company incorporated in Tanzania under the Company Ordinance Cap 212 of P.O. Box 11078, Dar Es Salaam, Tanzania (hereinafter called the Lessee) the other part.

NOW THIS AGREEMENT WITNESETH AS FOLLOWS:

1. The Lessor hereby demises unto the Lessee the demised premises located at Plot no. 30E , Nyerere Road, Dar Es Salaam, Tanzania together with the right of access for a term of Three Year commencing from 1st day of Jan '2023 and paying therefore during the said term monthly rent of TZS 29,000,000 (Tanzanian Shillings Twenty Nine Million Only) excluding VAT, and rent to be paid at the end of every month.
2. The lessee hereby covenants with the lessor as follows:
 - a) To pay the reserved rent as stipulated herein above.
 - b) Not to make any structural alteration or addition to the demised premises Without first obtaining the written consent of the Lessor.
 - c) On the expiration sooner determination of the terms hereby granted to Deliver up the demised premises to the Lessor with all locks, key and fasteners in good condition (reasonable wear tear excepted).
3. The Lessor covenants with the Lessee as follows:
 - a) To pay all site rates land rent and other imposition on demised premises during the said term.
 - b) The Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulations herein contained, shall peacefully hold and enjoy the demised premises during the term without interruption by the Lessor or any person claiming under or trust for the Lesser.
4. It is hereby agreed by both parties:

- a) That, whenever any part of rent hereby reserved shall be in arrears for three months after due date or there shall be breach of any covenants by the Lessee herein contained, the Lesser may re-enter on the demised premises and determine this lease.
- b) That, the tenancy hereby created shall be determinable at the option of the either party by giving one month notice in writing.

In witness whereof the parties hereto have hereunder signed the deed on the day herein mentioned.

KASATEMBO LIMITED,

This 01 day of JAN 2023.

Signature [Signature]

Postal Address 11078, DSM

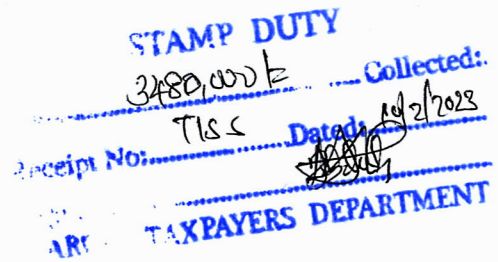
Qualification attorney in fact.



Signature [Signature]

Postal Address DSM

Qualification Accountant



SILAFRICA TANZANIA LIMITED,

This day of 2023.

Signature [Signature]

Postal Address 11078 DSM

Qualification Snr. Accountant.



Signature [Signature]

Postal Address 11078 DSM

Qualification Secretary