

START OF LEGAL RECEIPT
RUMIRIS ATTORNEYS
P.O. BOX DSM
MAKUMBUSHO
0654878100
TIN 128784543
URN 40032542L
SERIAL NUMBER 03T2843049670
UIN 01133M
-11078151212878454303T2843049670
TAX OFFICE Kinondoni

CUSTOMER NAME
ASILI VOLCANO BRICK FACTORY
CUSTOMER TYPE BUYER & TIN
CUSTOMER ID 188892884

RECEIPT NUMBER 443
ZNo 1/0347
DATE 20-09-2025 TIME 10:23:08
ECR: 01 OP: 01

LEGAL SERVICES 20*000.00 A
TOTAL EXCLUSIVE OF TAX 16*945.15

TAX A-18.00% 3*050.85

TOTAL TAX 3*050.85

TOTAL INCLUSIVE OF TAX
20*000.00

CASH 20*000.00
ITEMS NUMBER

RECEIPT VERIFICATION CODE
45FB8C443



*** END OF LEGAL RECEIPT ***

REGISTRATION OF DOCUMENTS ACT

(CAP 117)

LEASE AGREEMENT

BETWEEN

ZENA ATHUMANI MFINANGA

AND

ASILI VOLCANIC BRICK FACTORY LIMITED

THE REGISTRATION OF DOCUMENTS ACT (CAP 117)

AN AGREEMENT made on the **01th** day of **September 2025**

BETWEEN

ZENA ATHUMANI MFINANGA, TIN: 163-657-015, Tanzania (hereinafter referred to as “the Landlord”) of the one part,

AND

ASILI VOLCANIC BRICK FACTORY LIMITED, Tanzania with TIN 188-892-884 (hereinafter referred to as the “Tenant”) of the other part.

WHEREAS the landlord is the owner of the land known as Mtakuja Village, Hai District, Moshi, Kilimanjaro Tanzania.

AND WHEREAS the Tenant is desirous of leasing the land be provided by the Landlord in the said location subject to the terms and conditions herein contained.

NOW THEREFORE THIS AGREEMENT WITNESSETH As follows:-

A. In Consideration of rent and Tenant covenants hereinafter the Landlord hereby leases to the Tenant the **Mtakuja Village, Hai District, Moshi, Kilimanjaro Tanzania (32 acres land)**, which is owned by Landlord for the term, rent and conditions hereinafter set forth.

B. Subject to the terms and condistions contained in this lease agreement, this lease agreement has a life span (hereinafter referred to as the said lease term) of five (5) years after signing the agreement with the option on the Part of the Tenant to renew the same giving three months written notice to the Landlord before the expiry of this Lease.

C. The rent in respect of this lease shall be **TZS 2,000,000 (Tanzania shillings two millions) per month** and withholding tax shall apply to the above sum.

D. Modes of payment of this lease will be of three months commencing on the 1st September.

1. THE TENANT HEREBY COVENANT WITH THE LANDLORD as follows that:

a) To pay during the said term to reserved rent punctually as herein provided.

b) To be responsible for the security of the area and all the property thereon, whether rented to them or not.

c) The tenant shall pay the water, light, power, telephone and utilities and services supplied to the premises and utilized by tenant, together with any taxes thereon, upon same becoming due.

d) At all times keep the rented area and every part thereof in tenable manner and the generality of the foregoing covenant to clean regularly every part of the demised premises.

e) To be responsible for and to indemnify the Landlord against all damages occasioned to be demised premises or any thereof or to any part thereof or to any act, default or negligence of the tenant or the servants, agents or invites of the Tenant.

f) Not to use, or permit the demised premises to be used for any purpose other than that of industrial and matters incidental thereto.

g) Not to do or permit or suffer to be done in or upon the demised premises anything which may be or become a nuisance, annoyance, or cause damage or inconvenience to the Landlord or the general public,

neighboring users and occupiers or whereby any insurance for the time being in force may be rendered void or voidable or whereby the rate of premium may be increased.

h) To permit the Landlord and or his agents or contractors access and be entitled to enter the leased area at all reasonable times to inspect it for any reason or to carry out any work for which it may be reasonable or which is considered necessary for repair, alteration of or addition to the leased area.

i) Not to carry out any offensive or illegal trade on the demised premises.

j) Not to make any new construction, structural alterations, fixtures or partition in the said premises without first obtaining the Landlord's written permission.

k) Not to pass or under let or part with possession of the demised premises or any part thereof without the written consent of the Landlord **PROVIDED THAT** such consent when sought shall not be unreasonably withheld and **PROVIDED FURTHER THAT** the use and occupation of the demised premises be employees and agents of the Tenant for the purposes of carrying on the Tenants business shall not be deemed to constitute subletting, assigning of, or parting with the demised premises.

l) To yield up the demised premises with the fixtures and fittings thereto at the expiration or sooner determination of the said term in good condition.

2. THE LANDLORD HEREBY COVENANTS WITH THE TENANTS AS FOLLOWS: That the Tenants paying the rent hereby reserved and observing and performing several covenant and stipulations herein contained shall peacefully hold and enjoy the demised premises during

the said term without undue interruption by the Landlord or his agents and in addition shall have the right of using the entrances landings and passage ways etc. in the said area.

3. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED

a) That if and whenever during the said term any said rent hereby reserved or made payable after or any part thereof shall be in arrears and unpaid for thirty (30) days next after becoming payable (whether formally demanded or not), or if and whenever there shall be any breach or non-observance of any of the covenants and conditions conferred or implied in this lease and on the part to the Tenant to be observed, or if the Tenant shall enter into liquidation whether compulsory or voluntary (save for the purpose of amalgamation or reconstruction of a solvent company) then and in any of the said cases it shall be lawful for the Landlord to repossess the demised premises and there upon the said term shall absolutely cease and determine but without prejudice to any rights or remedies which shall have accrued to the Landlord against the Tenant in respect of any antecedent breach of any of the covenants herein contained.

b) In line with Sections 103 and 104 of the Land Act No. 4 of 1999 as amended, this lease may be terminated by either party upon one calendar month written notice. Upon expiry of such notice the tenant shall immediately surrender the premises.

c) If for one reason or the other, the Tenant stays longer than thirty(30) days without paying rent, his/her properties on eviction shall be put to auction to recover the due rent and other eviction costs.

d) Any dispute arising in connection with the present lease, unless it is settled by direct negotiations, shall be referred to arbitration.

IN WITNESS WHEREOF the parties hereto have caused this agreement to be executed by its duly authorized representative as of the day and year first above written

SIGNED and DELIVERED by the said

ZENA ATHUMANI MFINANGA

This 1st day of September, 2025


}
} ~~Zena~~ Athumani

Landlord

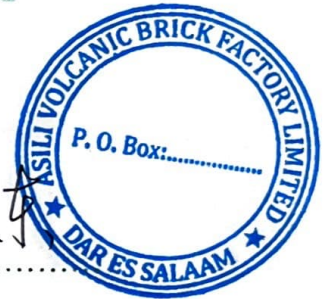
SIGNED and DELIVERED by the said

MR. HAIDONG MEN for and on behalf of
ASILI VOLCANIC BRICK FACTORY LIMITED,

this 1st day of Septmebr, 2025

}
} 
}

Tenant



NAME

..... ROMANA GERUXA

SIGNATURE

..... 

POSTAL ADDRESS

..... 1015 DAR ES SALAAM

QUALIFICATION

A NOTARY PUBLIC and commissioner for oaths



STAMP DUTY

Shs: 240,000/= Collected

Receipt No: 9984123988774 Date: 30/09/2025

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Regional Manager - Kinouani Tax Region