

## LEASE AGREEMENT

THIS AGREEMENT is made and entered into on **October 11, 2023**, by and between:

**LANDLORD: Healing Space Holding Limited**, P.O. Box 733, Dolly Estate Usa River, United Republic of Tanzania.

**TENANT: Greenlink Solar** , P.O. Box 779, Dolly Estate Usa River, United Republic of Tanzania.

**PROPERTY:** An office space of approximately 20 square meters, located at Middle Dolly Estate, Just before polo gate, United Republic of Tanzania.

1. **TERM OF LEASE:** The term of this Lease shall be one (1) year, commencing on November 13, 2023, and ending on November 12, 2024.
2. **RENT:** The Tenant agrees to pay a monthly rent of **Tanzanian Shilling (TZS) 200,000** payable in three months **totaling (TZS(600,000))**
3. **SECURITY DEPOSIT:** Tenant agrees to pay a security deposit of (TZS) 200,000. After all amounts due under this lease are paid and the premises are returned to the Landlord in the condition required under this lease, the deposit will be refunded to Tenant.
4. **UTILITIES:** The Tenant shall have access to and use of existing electrical and piped water facilities on the Leased Premises. The Tenant agrees to pay for all utilities incurred during the lease term.
5. **USE OF PREMISES:** The Tenant shall use the Leased Premises for general office purposes only and for no other purpose without Landlord's prior written consent.
6. **MAINTENANCE AND REPAIR:** The Tenant agrees to maintain the Leased Premises and return them in the same condition as received, ordinary wear and tear excepted.
7. **ALTERATIONS:** Tenant shall not make any alterations, additions, or improvements to the Leased Premises without the written consent of the Landlord.
8. **INSURANCE:** Tenant shall obtain at its own cost and expense such insurance as Tenant deems necessary for its property and operations.
9. **DEFAULT:** If Tenant defaults in the payment of rent or violates any of the covenants herein contained, Landlord may, at its option, terminate this lease upon [Notice Period] days written notice to Tenant.
10. **GOVERNING LAW:** This Lease shall be governed by and interpreted in accordance with the laws of the United Republic of Tanzania.

11. ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the parties and supersedes all prior discussions, negotiations, and agreements, whether oral or written.

12. AMENDMENTS: Any amendments to this Lease must be in writing and executed by both parties.

13. NOTICES: Any notice which may or shall be given under this Lease shall be in writing and shall be sent to the respective address of each party stated above.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this Lease as of the Effective Date first above written.

LANDLORD: Healing Space Holding Limited

By: *Cornelia Wallner Frisee*

Name: Cornelia Wallner Frisee

Title: Director

Date: 13-11-2023

TENANT: Greenlink Solar *GREENLINK & REGEN*

By: *Pepijn Steemers*

Name: Pepijn Steemers

Title: Director

Date: 13-11-2023

FEE/DUTY PAID SHS. 24,000/=  
RECEIPT NO. 9984/1387489  
IN RESPECT OF STAMP DUTY  
DATE 20/11/2023  
FOR: DISTRICT MANAGER  
TRA ARUMERU

