

MEMORANDUM OF AGREEMENT OF LEASE

Made and entered into by and between: -

BRAVO GROUP LIMITED

(Hereinafter referred to as the "LESSOR")

and

ACCESS WORLD (TANZANIA) LIMITED

(Hereinafter referred to as the "LESSEE")

1. INTERPRETATION

- 1.1. The headings to the clauses of this agreement are for reference purposes only and shall not aid in the interpretation of the clauses to which they relate.
- 1.2. Unless the context clearly indicates a contrary intention, words importing:
- 1.2.1. any one gender shall include the other two genders.
- 1.2.2. the singular shall include the plural and *vice versa*.
- 1.2.3. natural persons shall include corporations and *vice versa*.
- 1.3. The following expressions shall bear the meanings assigned to them hereunder and cognate expressions shall bear corresponding meanings:

Commencement Date	means 1st January 2025
Lease Period	the period of this lease commences on the Commencement Date and endures for a period of 5 (five) years, subject to the provisions of this Lease and the Lessee's rights of renewal of an additional four (4) years thereafter. In addition, Lessee will have first right of refusal to any subsequent lease extensions from TPA to Lessor.
Lessor	Bravo Group Limited , a company incorporated in terms of the laws of Tanzania with its registered address located at Plot No.10 Kilwa Road ,Mivinjeni Area, Temeke District, Dar-es-salaam – Tanzania . Represented herein by Ms. Angelina Ngalula who by her signature hereto warrants that she is duly authorised;
Lease Agreement	the agreement of lease recorded in this document and all the annexures hereto which annexures are incorporated into this agreement and includes, where appropriate, any extension or renewal, additional and or amendment of such lease;
Leased Premises	the warehouse premises situated at TPA Ubungo -ICD, Dar-es-salaam, in extent of as is more fully depicted in Annexure A hereof
Lessee	ACCESS WORLD TANZANIA LIMITED a company incorporated in terms of the laws of Tanzania with its domicillium address located at Warehouse 5, 151 South Coast Road, Bayhead, Durban, South Africa represented herein by Donovan Bisset who by his signature hereto warrants that he is duly authorised:

Material obligation of Lessee	Means payment of rent and performing covenants
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- 1.4. A reference to a statute, regulation, proclamation, ordinances, or by-law includes all statutes, regulations, proclamations, ordinances, or by-laws amending, consolidating, or replacing it, and a reference to a statute includes all regulations, proclamations, ordinances, and by-laws issued under that statute.
- 1.5. A reference to a document includes all additions, amendments or supplements to, or replacements or novation of that document.
- 1.6. Any reference in this Lease Agreement to "date of signature hereof" or "signature date" shall be read as meaning a reference to the date of the last signature to this Lease Agreement.
- 1.7. Any reference to an enactment is to that enactment as at the date of signature hereof and as amended or re-enacted from time to time.
- 1.8. If any provision in this clause 1 is a substantive provision conferring rights or imposing obligations on any party, notwithstanding that it is only in such clause, effect shall be given to it as if it were a substantive provision in the body of this Lease Agreement.
- 1.9. When any number of days is prescribed in this Lease Agreement, same shall be business days reckoned exclusively of the first and inclusively of the last day unless the last day falls on a day which is not a business day, in which case the last day shall be the next succeeding day which is a business day.
- 1.10. Where figures are referred to in numerals and in words, if there is any conflict between the two, the words shall prevail.
- 1.11. Expressions defined in this Lease Agreement shall bear the same meanings in any schedules or annexures to this Lease Agreement which do not themselves contain their own conflicting definitions.
- 1.12. References to day/s, month/s, or year/s shall be construed as Gregorian calendar day/s, month/s, or year/s.
- 1.13. The use of any expression in this Lease Agreement covering a process available under South African law such as a winding-up (without limitation eiusdem generis) shall, if any of the parties to this Lease Agreement is subject to the law of any other jurisdiction, be construed as including any equivalent or analogous proceedings under the law of such defined jurisdiction.
- 1.14. Where any term is defined within the context of any clause in this Lease Agreement, the term so defined, unless it is clear from the clause in question that the term so defined has limited application to the relevant clause, shall bear the meaning ascribed to it for all purposes in terms of this Lease Agreement, notwithstanding that that term has not been defined in this interpretation clause.

- 1.15. The expiration or termination of this Lease Agreement shall not affect such of the provisions of this Lease Agreement as expressly provide that they will operate after any such expiration or termination or which of necessity must continue to have effect after such expiration or termination, notwithstanding that the clauses themselves do not expressly provide for this.
- 1.16. The rule of construction that a contract shall be interpreted against the party responsible for the drafting or preparation of the contract, shall not apply.
- 1.17. The eiusdem generis rule shall not apply and whenever a term is followed by the word "including" which is then followed by specific example, such examples shall not be construed so as to limit the meaning of that term.
- 1.18. Any reference in this Lease Agreement to a party shall, if such party is liquidated, sequestrated or placed under business rescue or judicial management, be applicable also to and binding upon that party's liquidator, trustee or judicial manager, as the case may be.

2. HIRE

- 2.1. It is recorded that the Lessor leases the Property from Tanzania Port Authority ("TPA") in terms of a written lease agreement ("Head Lease"). The Lessee is not a party to the head lease and no provision of the head lease shall be applicable to, or binding upon the Lessee. To the extent that any provision of the head lease may apply to the Lessee's lease, beneficial occupation and/or use of the Leased Premises, the Lessor warrants that all such provisions are specifically and expressly included in this lease. Further, the Lessor warrants that the head lease supplemented by a deed of variation dated 11th November 2022 between Tanzania Port Authority "TPA" and the Lessor allow the Lessor to sub-lease the leased premises to third party upon the consent sought and issued by "TPA". It hereby recorded that, the Lessor sought and granted Consent by TPA to sub-lease the leased premises to Third party (Access World) vide a letter with reference No. AD.2/661/01-A/92 dated 31st December 2022. (the said letter is attached as **Annexure B** for reference)
- 2.2. The Lessor hereby lets to the Lessee, which hereby hires the Leased Premises with effect from the Commencement Date.
- 2.3. Technically this Lease Agreement is a sub-lease but for convenience it will be referred to as a "Lease Agreement" and the terms "lessor" and "lessee" are used rather than "sub-lessor" and "sub-lessee".

3. DURATION

- 3.1. The Lease Agreement shall commence on the Commencement Date and shall continue thereafter for the Lease period of five (5) years.

4. RENEWAL

- 4.1. The Lessee shall be entitled to renew this Lease for one further period of 4 (four) years ("Renewal Period") provided that the Lessee shall have given the Lessor one hundred and twenty (120 days) written notice of its intention to renew the Lease.
- 4.2. The rental for the Renewal Period will be agreed between the Parties in writing. Should the parties be unable to reach such agreement within the first four (4) weeks of the Renewal Period, the rental shall be the rental amount which prevailed in the last month of the period immediately prior to the commencement of the Renewal Period escalated at a rate which shall be mutually agreed by both parties.
- 4.3. The terms of this Lease Agreement will apply *mutatis mutandis* during the renewal period.
- 4.4. Notwithstanding anything to the contrary contained in this Agreement, the Lessee shall at all times have a right of first refusal for any and all subsequent renewals of the Head Lease.

5. RENTAL AND PAYMENT

- 5.1. The rental shall be payable by the Lessee to the Lessor:
- 5.1.1. on a quarterly basis:
- 5.1.2. within 30 days of presentation of the Lessor's invoice.
- 5.1.3. by way of electronic funds transfer into the Lessor's bank account.

5.2 The total annual rental payable in the First 5 (Five) Years of this Lease is set out in the table below:-

LEASE PER QUARTER	M ²	PRICE/ M ²	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
CFS Warehouse	21,411	\$3	64,233	64,233	64,233	64,233	64,233
CFS Yard	30,390	Y1(\$1), Y2(\$1.5), Y3(\$2)	30,390	45,585	60,780	60,780	60,780
Office Space	456	\$8	3,648	3,648	3,648	3,648	3,648
TOTAL	52,257		294,813	340,398	385,983	385,983	385,983

6. RATES, TAXES, LEVIES, ELECTRICITY, WATER AND SANITATION FEES

- 6.1. The Lessee shall be responsible and pay for its actual consumption of electricity, water and the removal of its refuse.
- 6.2. The Lessor shall be responsible for all other charges relating to the premises, including, without limitation, any rates, taxes and levies and other such charges, as well as any increases thereof.

7. CONDITION OF THE LEASED PREMISES AND MAINTENANCE

- 7.1. The Lessor warrants that the premises is fit for purpose and further that the premises is, at the commencement of the Lease, and will thereafter for the duration of the Lease be suitably maintained so as to be fit for the Lessee's purpose.
- 7.2. The Lessee shall be responsible for the maintenance and repair of power and telephone outlets, windows and door panels, sanitary ware, fluorescent bulbs, starter globes, ballasts and incandescent bulbs.
- 7.3. The Lessee shall be responsible for maintaining the demised premises in a clean and sanitary condition and to bear, pay, or discharge all sewage and Cesspit emptying charges.
- 7.4. The Lessor shall otherwise be responsible for maintenance and repair of all items, including, without limitation, plumbing, sewerage and water pipes, floor covering, the whole of the interior and exterior of the Leased Premises (including structural maintenance) and all parts thereof the yard areas, fences, walls, roof sheeting, other sheeting, steel structure, ventilation, concrete, floors, columns, beams, hard stands, storm water, other water systems, rail sidings/lines, with exception to fit outs performed by the Lessee.
- 7.5. The Lessee shall be responsible for installation and maintenance of ICT and CCTV Cameras to the leased premises including the additional space to ensure the Lessee's applicable licenses passed onto the Lessee are protected from security infringements due the Lessee's use and operation of the Premises. The Parties agree that ownership of such ICT and CCTV equipment shall remain vested in the Lessee at all times during and subsequent to expiration or termination of the Lease
- 7.6. The Lessee shall not do or cause to suffer or to be done any damage to the leased premises and the Lessee shall make good at his own expenses both materials damage and labour costs for all damage caused to the leased premises or occasioned through its fault or negligence. The Lessee's liability shall be limited to the lesser of either the direct costs associated with repair of the damage or the Lessor's insurance deductible, or USD100 000.00 per incident or series of incidents giving rise to such loss and/or damage.
- 7.7. If at any time during the term of the Lease, the Lessor is required to repair any defect within sixty (60) days, in the Leased Premises thereon the Lessee is entitled to a remission of rent proportionate to the extent to which occupation of the Leased Premises has been lost due to such repairs until such time as the defect has been repaired:

- 7.7.1. If the Lessor provides suitable other premises attached to the Leased Premises upon which the Lessee can continue its operations, from the 61st day onwards; or
- 7.7.2. in all other cases from the day from which the Lessee's use and enjoyment of the Lease Premises is interrupted.
- 7.8. The Lessee shall return the Leased Premises to the Lessor at the expiry or earlier termination of this Lease Agreement in no worse order and condition as it was in at the date of its occupation, fair wear and tear excepted. The parties agree that a jointly appointed and agreed independent inspector shall determine the fair wear and tear of the Leased Premises, if necessary.
- 7.9. The Lessee shall not do or permit to be done anything rendering any policy, licenses or polices of Insurance on the leased premises against loss, cancellation, rejection or damage by misuse of the Premises through Lessee's operation, fire void or voidable, and to reimburse the Lessor on demand all sum, paid by way increased premiums, penalties and all expenses incurred by the Lessor for renewal of any such policy and licenses by reason of such breach to ensure the Premise can be operated by the Lessee. The Lessor hereby undertakes to provide the Lessee with the necessary documentation relating to the requirements of any policy, licenses or polices of Insurance on the leased premises and acknowledges that the Lessee shall not be liable if the Lessor has failed to notify the Lessee of such requirements.
- 7.10. The Lessee shall not create or permit any wilful noise or disturbance in the leased premises or do any other act or thing which in the opinion of the lessor or its authorised representative may at any time be or become a nuisance or annoyance to the neighbours. It is specifically agreed between the Parties that any noise associated with its day-to-day operations which shall include but is not limited to noise generated by trucks, machinery, container movements and trains shall not be constitute wilful noise or disturbance.

8. SUB-LETTING OR ASSIGNMENT

- 8.1. Neither party shall cede or assign or pledge or otherwise encumber this Lease Agreement or any of its rights hereunder without the prior written consent of the other party, (which consent shall not be unreasonably withheld).
- 8.2. The Lessee may, upon providing the Lessor with written notice thereof, sublet the whole or a portion of the Leased Premises.

9. GENERAL RIGHTS AND OBLIGATIONS

- 9.1. The Lessee shall:
- 9.1.1. be entitled to use the Leased Premises for its business activities and shall be entitled to erect in the Leased Premises such necessary warehouses, fixtures and fittings, conveyors, racking storage and signage with presentation of such plans to the Lessor prior to implementation. If any alterations are made by the Lessee, then, unless agreed otherwise

by the Lessor prior to the Lessee effecting such alterations, upon the termination of this Lease Agreement the Lessee may elect to remove and reinstate the Leased Premises to its similar condition (fair wear and tear excepted) prior to the carrying out of such alterations; or transfer ownership thereof to the Lessor at a market related purchase price;

- 9.1.2. be entitled to utilise the Premises as a ICD and CFS site for any export cargo, including and not limited to copper and other loose cargo commodities and containerized cargo, for the storage and handling of different modes of cargo as well as any ancillary activities related to the storage and handling of types of cargo.
 - 9.1.3. have permission to apply or operate with an ICD license.
 - 9.1.4. have the right to utilize its own handling equipment on the Premises or rent from the Lessor as mutually agreed through separate services agreements.
 - 9.1.5. be granted access to utilize the provided TPA/TICTS permit containers on rail;
 - 9.1.6. have exclusive use of the Premises, no other warehouse is permitted to work on the Premises.
 - 9.1.7. shall not contravene or permit the contravention of any laws or obligations which the Lessor has notified the Lessee in writing that the Lessee is required to observe.
 - 9.1.8. The Lessee shall lawfully, peacefully and freely hold, occupy, operate and enjoy the leased premises in order to fulfil its commercial obligation and exercise its right under this agreement during the lease period without disturbance, nuisance, or interference by the Lessor, successors, assign, agents or creditors.
- 9.2. The Lessor:
- 9.2.1. Shall be entitled access to the Lease Premises by arrangement with the Lessee for the purposes of conducting any repairs to the Property and/or the building or any part of the Leased Premises for which the Lessor is responsible for in terms of this Lease Agreement.
 - 9.2.2. Shall be responsible for renovations and maintenance of the office spaces, at time of signing this lease, or as needed; as well as for the additional items set out in **Annexure C** hereof.

10. WARRANTIES, LIABILITY AND INDEMNITIES

- 10.1. The Lessor warrants that it leases the Property from TPA in terms of a written lease agreement and any addenda thereto ("Head Lease").
- 10.2. The Lessor warrants that there is no provision of the Head Lease which precludes this lease and further that the Lessee shall have peaceful and undisturbed occupation of the Leased Premises.

- 10.3. The Lessor warrants that the Head Lease by its addenda thereto referred as Variation deed give the lessor right of sub-leasing /subletting of the leased premises to third party .
- 10.4. The Lessor shall indemnify the Lessee against any claim which arises because of the Lessor's breach of a warranty contained in this Lease on a full indemnity basis.
- 10.5. Other than the Lessee's rental payment obligations contained in this Lease, the Lessee shall not be liable to the Lessor for any claims or payment of any sums, howsoever arising.
- 10.6. Neither the Lessor nor Lessee shall be liable for any indirect or consequential losses or damages.

11. DAMAGE TO OR DESTRUCTION TO LEASED PREMISES

- 11.1. If the Leased Premises are at any time or times during the currency of this Lease Agreement, damaged by fire, riots, or any other cause (which shall include defective design or construction of the Leased Premises by the Lessor) is beyond the Lessor's reasonable control so as to render the Leased Premises substantially unlettable (for the purposes of this clause, substantially shall mean more than 50% of the area let by the Lessee which is not utilizable by the Lessee) for the time being, then the Lessor shall elect by giving written notice to the Lessee, within a period of four months after occurrence of the said damage, either:
 - 11.1.1. to terminate this Lease Agreement, in which event the Lessee shall have no claim whatsoever against the Lessor and the Lessee shall not be liable for any further rental as from the date of such termination; or
 - 11.1.2. to restore the Leased Premises within a reasonable time providing, however, that the Lessor shall not have the right to change or vary the form of construction of the Leased Premises without the Lessee's prior written consent, which consent shall not be unreasonably withheld. Provided that the said damage was not attributable to the fault of the Lessee, the Lessee shall be entitled to a remission of rent proportionate to the extent to which actual occupation has been lost by it until such time as the Leased Premises have been repaired and/or rebuilt.
 - 11.1.3. In event the damage shall be attributable to the fault of the Lessee , or its agents the Lessee shall pay the balance of the rental for the unexpired period of the lease period without prejudice to any other sum which may be assessed and adjudged by registered valuer payable by the lessee to the Lessor arising from such wilful / negligence damage or **destruction caused by such fire or in connection therewith**. The Lessee's maximum liability for the balance of the rental or any other amounts shall be limited to the lesser of either the direct costs associated with repair of the damage, the Lessor's insurance deductible or USD 100 000.00.
- 11.2. In the event that the entire Leased Premises is destroyed then the Lessor may elect, upon written notice to the Lessee given within ninety (90) days of such destruction, either to cancel the Lease Agreement or restore the Leased Premises within a reasonable time provided, however, that the Lessor shall not have

the right to change or vary the form of construction of the Leased Premises without the Lessee's prior written consent which shall not be unreasonably withheld.

- 11.3. Any period during which the Lessee is totally deprived of beneficial use and/or occupation of the Leased Premises, shall not be taken into account in computing the period of this Lease Agreement, which period, shall be extended by the period of the Lessee's deprivation.

12. TERMINATION

- 12.1. The Agreement may be terminated by the provision of six (6) month written notice prior to the fifth annual anniversary of this lease; or by the provision of six(6) months written notice at any time during any renewed period of this lease
- 12.2. Notwithstanding the above, either Party (the "Notifying Party") may terminate this Agreement by giving a thirty (30) day written notice to the other Party (the "Receiving Party") for any of the following reasons:
 - 12.2.1. If the Receiving Party is in material breach of any of its obligations under this Agreement and either that breach is incapable of remedy, or the Notifying Party shall have failed to remedy that breach within fourteen (14) days after receiving notice requiring remedy of that breach. If the notifying and terminating part of the lease agreement is the lessee , the Lessor shall compensate the lessee for breach of contract and shall refund the unused rent paid in advance and shall handover the leased premises after payment of the compensation and unused rent . If the terminating party is the Lessor , the Lessee shall pay compensation for breach of contract and any unused rent shall not be refunded (which shall be the total liability of the Lessee for breach of contract).
 - 12.2.2. the Receiving Party has ceased to function as a going concern or conduct its operations in the normal course of business.
 - 12.2.3. the Receiving party commences, or becomes the subject of, any action relating to bankruptcy, insolvency, reorganization, dissolution, or winding up.
- 12.3. the Receiving party has made a general assignment of this agreement for the benefit of the creditors.
- 12.4. The termination of this Agreement for any reason shall not impair or prejudice any of the rights or remedies of the Parties of their respective obligations under the Agreement which shall have accrued prior to the effective date of termination.

13. INSURANCE

- 13.1. The Lessor shall take out and maintain an all-risk insurance policy in respect of the Leased Premises with a reputable insurer and in an amount approved by the Lessee.

- 13.2. Lessee undertakes to procure and maintain insurance policy covering It's insurable materials and wares against damage occurring within the leased premises to third parties and it's personal properties from fire and other risks or as required under applicable Laws of Tanzania .

14. CONFIDENTIALITY

- 14.1. Each Party undertakes that it will not, either during the term of this Agreement or at any time thereafter disclose to any person any confidential and proprietary business information ("Confidential Information") of or relating to the other Party of which it has become in possession of as a result of this Agreement, or the negotiations preceding this Agreement, including, but not limited to, the terms of this Agreement. The Parties shall maintain the Confidential Information in the strictest confidence and shall keep all relevant documents, electronic media, and other data embodying Confidential Information under secure conditions.
- 14.2. Nothing in this Agreement prohibits disclosure of information which:
- 14.2.1. is in the public domain.
 - 14.2.2. after disclosure to a Party becomes part of the public domain otherwise than as a result of the wrongful act of that Party.
 - 14.2.3. is received from a third party provided that it was not acquired directly or indirectly by that third party from a Party to this Agreement.
 - 14.2.4. is required to be disclosed by law or any government or governmental body, authority or agency having authority over a Party.

15. FORCE MAJEURE

- 15.1. Any delay in, or failure of, performance under the terms of this Agreement by either of the Parties shall not constitute a default, or give rise to any claim for damages against the other Party to the extent such delay or failure of performance is caused by acts or omissions of government, invasion, civil commotion, strikes, lockouts, blockages, embargo, sabotage, or circumstances which are beyond reasonable control of the Party.
- 15.2. Either Party may terminate this Agreement by giving seven 30 (thirty) days prior written notice to the other Party if an event of force majeure occurs continually for three (3) months and there is no reasonable expectation of improvement under the circumstances.

16. SIGNATURE IN COUNTERPARTS

- 16.1. This Lease Agreement may be executed in counterparts, each of which shall be deemed to be an original and which together shall constitute one and the same agreement.

17. NOTICES

- 17.1. Any communication, demand or notice required or permitted to be given under this Agreement shall be given in writing and shall be sent by registered mail or by special courier or facsimile to the Parties as follows, as elected by the Party giving such notice:

If to Lessee

Address: Access World, Warehouse 5, 151 South Coast Road, Bayhead, Durban, South Africa

Attention: Brent Askeland and Haydn Friis

Email: Brent.Askeland@accessworld.com and haydn.friis@accessworld.com

If to Lessor

Address: Bravo Group Limited

P. O Box No, 38387, Dar-es-salaam, Tanzania

Attention: Ms. Angelina Ngalula

Telephone: +255 784 783 255 / +255 743 402 195

Email 1: angelina@bravo.co.tz

Cc Email 2: nqobile.ngwenya@bravo.co.tz



18. SEVERABILITY

- 18.1. Any provision in this Lease Agreement which is or may become illegal, invalid or unenforceable in any jurisdiction affected by this Lease Agreement shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability and shall be treated pro non scripto and severed from the balance of this Lease Agreement, without invalidating the remaining provisions of this Lease Agreement or affecting the validity or enforceability of such provision in any other jurisdiction.

19. GENERAL

- 19.1. No agreement of lease shall exist or come into existence between the Lessor and the Lessee until this Lease Agreement shall have been duly signed by or on behalf of the Lessor.
- 19.2. This Lease Agreement constitutes the whole agreement between the parties and no warranties or representations, whether express or implied, not stated herein shall be binding on the parties.
- 19.3. No agreement at variance with the terms and conditions of this Lease Agreement and no consensual cancellation hereof of any of the terms hereof shall be binding on the parties unless reduced to a written agreement signed by or on behalf of the parties.

- 19.4. No relaxation or indulgence which either party may show to the other shall in any way prejudice or be deemed to be a waiver of its rights hereunder.
- 19.5. For information on the purpose, scope of collection and use of personal data by Access World a request may be addressed to cdpo@accessworld.com.
- 19.6. This Agreement and any rights and obligations of the Parties hereunder shall be governed by, and construed and interpreted in accordance with the laws of the United Republic of Tanzania without regard to conflict of law principles. AND any dispute arising from or in connection with this agreement shall be settled amicably between the parties, failing which the dispute shall be referred to court of competent jurisdiction
- 19.7. The Parties further acknowledge and agree that the Courts of the United Republic of TANZANIA shall have non-exclusive jurisdiction to resolve any controversy or claim of whatsoever nature arising out of or relating in any manner to this Agreement

<p>SIGNED BY THE LESSOR</p> <p>PLACE: Dar-es-salaam</p> <p>DATE: 11/1/2025</p>	<p>SIGNED BY THE LESSEE</p> <p>PLACE: <i>Cape Town</i></p> <p>DATE: <i>11/1/2025</i></p>
<p>SIGNATURE:</p>  <p>BRAVO GROUP LIMITED NAME: Ms. Angelina Ngalula WHO BY HIS SIGNATURE HERETO WARRANTS THAT HE IS DULY AUTHORISED</p>	<p>SIGNATURE</p>  <p>ACCESS WORLD TANZANIA LIMITED NAME: Donovan Terrence Bisset WHO BY HIS SIGNATURE HERETO WARRANTS THAT HE IS DULY AUTHORISED</p>

STAMP DUTY
Shs: 7,685,804.39 Collected
Receipt No: 99PP121151867
Date: 20/02/2025
Commissioner Medium Taxpayers

ANNEXURE "A"
LEASED PREMISES

RevNo	Revision note	Date	Signature	checked
Itemref	Quantity	Title/Name, designation, material, dimension etc		Article No./Reference
Designed by	Checked by	Approved by - date	Filename	Date
Owner	Title/Name		Edition	Sheet
Drawing number			Edition	Sheet

ANNEXURE B



THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF WORKS AND TRANSPORT
TANZANIA PORTS AUTHORITY



Please Refer:

Ref. No. AD.2/661/01-A/92

Date: 31st October 2022

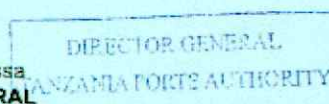
Managing Director,
MS Bravo Group Limited,
P.O. Box 38387,
DAR ES SALAAM

Re: **CONSENT FOR SUB-LEASE OF SHED AND OPEN YARD UBUNGO-ICD
TO MS ACCESS WORLD**

Reference is made to your letter with Ref. No. BLTL/2022/0409 dated 12th October 2022 regarding subject matter above.

2. We would like to inform you that, Tanzania Ports Authority (TPA) has gone through your request and granted consent to sub-lease the demised premises to your client MS Access World for the purposes contained in the Lease Agreement and Deed of Variation between TPA and Bravo Group Limited.
3. Be further insisted that, MS Bravo Group will continue to bear total responsibilities and liabilities on the Lease Agreement and its corresponding Deed of Variation as it has been agreed between parties (MS Bravo Group and TPA).
4. Thank you for your continued cooperation.

Pladuce M. Mbossa
DIRECTOR GENERAL



ANNEXURE C

	Priority I: Container Stacking Area	Priority II: Truck Offloading and Temporary Container Storage	Priority III: Truck Passage
<ul style="list-style-type: none"> Current situation 	<ul style="list-style-type: none"> Existing pavement area covers 14-15k sqm. Failure to sustain loads from Ritch Stackers. This phase is of utmost urgency. 	<ul style="list-style-type: none"> The existing pavement is in poor condition. Inadequate restroom facilities affect the passage of goods. Existing ramps hinder the full utilization of the areas. 	<ul style="list-style-type: none"> The existing pavement is in poor condition.
<ul style="list-style-type: none"> Clients expectation 	<ul style="list-style-type: none"> The pavement must support containers stacked to 5 levels. Improvement of the drainage system is crucial. The pavement must handle a 40-ton square load. It should withstand the stresses induced during stacking operations with Ritch Stackers 	<ul style="list-style-type: none"> Structure to support 25-30 tons per square meter Removal of existing ramps to create space for arriving containers. Establishment of two gates (Entrance and Exit) for streamlined logistics. Installation of two weighbridges (location to be determined). Relocation of restrooms to an appropriate location. Installation of turnstiles at the main entrance. Rehabilitation and enhancement of the existing boundary wall for security. Replacement of street lighting on the eastern boundary wall with new rooftop lights. Repair of the existing roof of the main shed, including gutter systems. Protection of the existing loading slabs against sideways impacts from trucks and loading/offloading equipment. 	<ul style="list-style-type: none"> Design and reconstruct the pavement to support 25-30 tons per square meter. Prioritized areas for improvement are highlighted in the provided figure


 1