

LEASE AGREEMENT

This Lease Agreement is made and entered into this 02 day of January 2025, by and between:

DEODATUS KATABARO, of P.O. Box 229, Karagwe, Tanzania (hereinafter referred to as the "Lessor"),
AND

KAD INDUSTRIES LIMITED, of P.O. Box 229, Karagwe, a limited liability company incorporated under the laws of Tanzania, with principal offices at Mwanza, Tanzania (hereinafter referred to as the "Lessee").

1. Leased Premises

The Lessor hereby leases to the Lessee, who accepts the lease, the industrial plots No. 1, 2, and 3, situated at Block E, Misungwi, Mwanza, Tanzania comprising a total area of 13,962 square meters (hereinafter referred to as the "Premises").

2. Lease Term

The lease shall commence on the 1st day of January 2025 and shall continue in full force and effect until the 31st day of December 2030, unless terminated earlier in accordance with the provisions herein.

3. Rent and Payment Terms

The Lessee shall pay to the Lessor a monthly rent of TZS 1,000,000 (One Million Tanzanian Shillings). Rent shall be paid in advance on or before the 5th day of each month. All payments shall be made to the Lessor's designated bank account or as otherwise agreed in writing.

4. Use of Premises

The Lessee shall use the premises strictly for industrial activities and operations in accordance with applicable laws and regulations.

5. Repairs and Maintenance

The Lessee shall keep the premises in good and tenantable condition. The Lessor shall be responsible for structural repairs unless damage is due to negligence or misuse by the Lessee.

6. Utilities and Rates

All utility charges, government rates, and levies associated with the use of the premises shall be borne by the Lessee.

7. Termination

Either party may terminate this lease by giving the other party six (6) months' written notice. Any breach of terms may entitle the non-breaching party to terminate the lease and seek remedies.

8. Governing Law

This Lease Agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania.

9. Entire Agreement

This document constitutes the entire agreement between the parties and supersedes all prior discussions, representations, or understandings.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

Signed by the Lessor:



DEODATUS KATABARO

Date: 02/01/2025

Signed by the Lessee:



For and on behalf of

KAD INDUSTRIES LIMITED

Name: ALISTIDES RUTA KATABARO

Title: Director

Date: 02/01/2025

