

MOHAMED SALEH ABRI

P.O. BOX 41073 DAR ES SALAAM TANZANIA

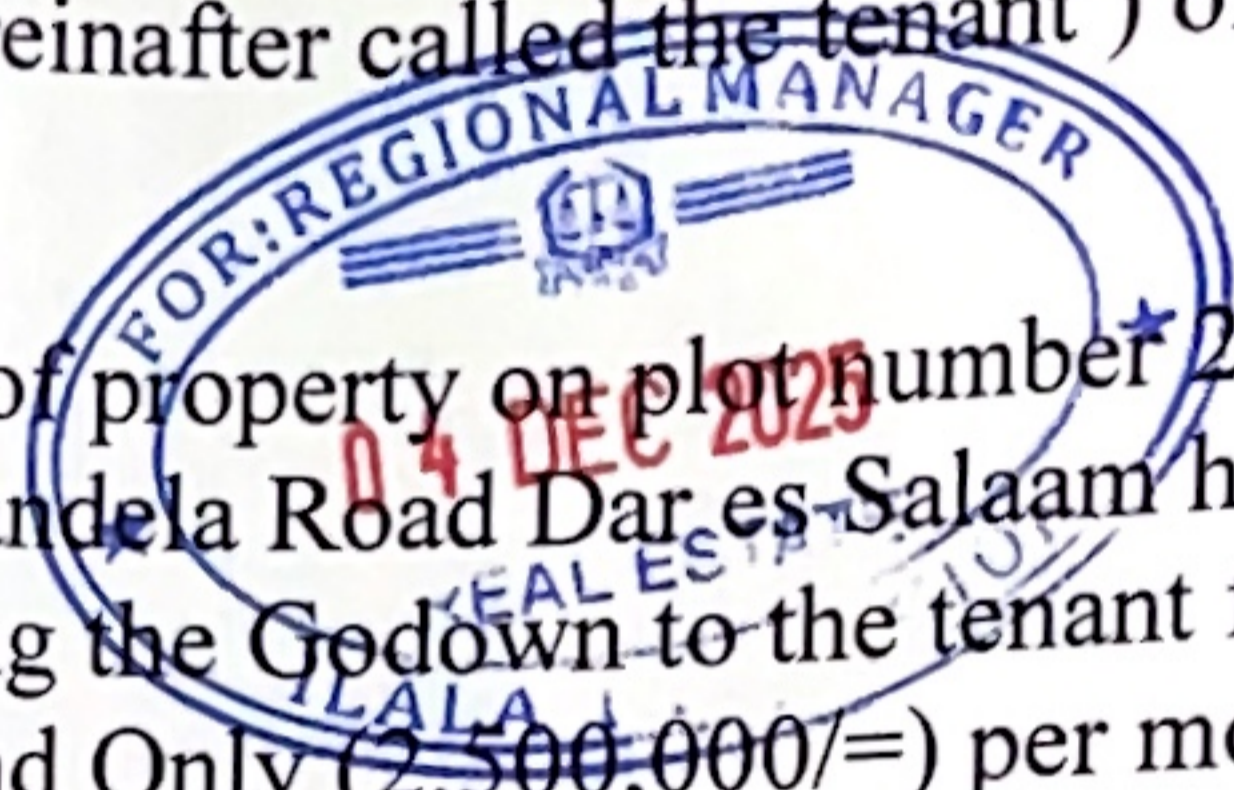
TABATA MATUMBI INDUSTRIAL AREA, MANDELA ROAD PLOT NO. 248

TEL: 0784 777 577/ FAX: 022-2170441

LEASE AGREEMENT

This agreement made this 01st day of December 2025, between MOHAMED SALEH ABRI TIN:101-316-157 of P O Box 41073, Dar Es Salaam, hereinafter called the lessor on one part and GCC GLOBAL LIMITED, TIN: 190-010-910, P O Box of Dar es Salaam (hereinafter called the tenant) of the other part.

Whereas the landlord is the owner of property on plot number 248, Tabata Matumbi Industrial Area, along Mandela Road Dar es Salaam hereinafter referred to as the property and desires leasing the Godown to the tenant for a rent of TZS Two Million Five hundred Thousand Only (2,500,000/=) per month and the tenant is desirous of leasing the Godown.



NOW THIS AGREEMENT WITNESSES' AS FOLLOWS:

1. The period of tenancy herein referred to as the contractual period shall be for twelve months starting from 01.01.2026 to 31.12.2026
2. The twelve months rent shall be Tanzanian Shillings Thirty Million Only (30,000,000/=).
3. The tenant shall pay six months' rent at beginning of this contract. The six months' rent that shall be payable is Tanzanian Shillings (15,000,000/=) Fifteen Million only.

THE LESSOR HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:

- (a) Not to assign, carry out any major maintenance, sublet or part with any part of the premises without the written consent of the landlord.

- (b) To permit the landlord or his agent with or without workmen, at reasonable time of the day, after a reasonable notice to the tenant in that respect, enter upon the premises to examine and or execute major repairs to the property under the landlords' convenience in that behalf.
- (c) To maintain the premise in a clean condition.
- (d) To sign and acknowledge the number of keys or any other items supplied to the tenant at the commencement of the Tenancy Agreement.
- (e) Bills of electricity, telephone and any other consumable services on the premises will be paid by the tenant

TERMINATION OF CONTRACT

- (a) Automatically expire after the contractual period which is one year
- (b) By either party to this contract by giving three months' notice in writing to the Other party before the expiration of this contract.

Name of Tenant: ELICE GUNTRAM CHANDELE

Signature: *E. chandele*



Name of lessor: MOHAMED SALEH ABRI

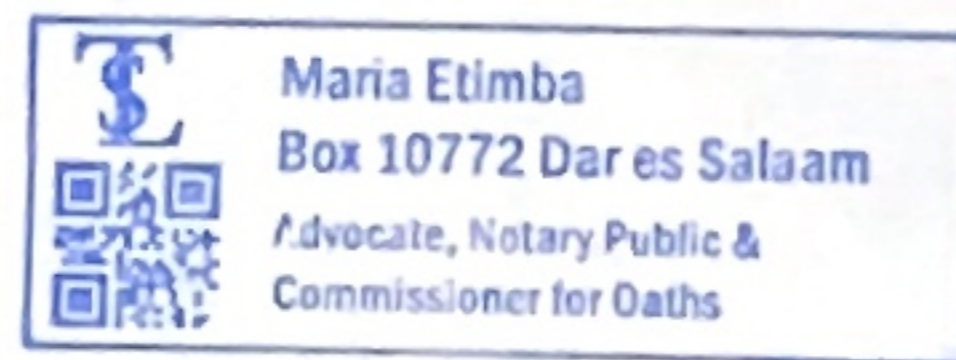
Signature: *Mohamed Saleh Abri*

Name of witness: *MARIA ETIMBA*

P O Box *10772 Dar es Salaam*

Signature: *Maria Etimba*

Qualification: Advocate



BANK DETAILS.

BANK NAME: Amana Bank

BRANCH: Nyerere

ACC NAME: Mohamed Saleh Abri

ACC NUMBER: 002100014860001

Rent per year: 30,000,000

Stamp: 300,000

copy: 1500

301,500

w/tax: 3,000,000



UNITED REPUBLIC OF TANZANIA
JAMHURI YA MUUNGANO WA TANZANIA
EXCHEQUER RECEIPT
STAKABADHI YA MALIPO YA SERIKALI

RECEIPT NUMBER	925339389524867
RECEIVED FROM	MOHAMED SALEH ABRI
AMOUNT	TZS 3,000,000.00
AMOUNT IN WORDS	THREE MILLION
IN RESPECT OF	WITHHOLDING TAX - RENTAL (LAND AND BUILDING)
BANK REFERENCE	EC102845653477
CONTROL NUMBER	9984124727811
PAYMENT DATE	Dec 5, 2025
ISSUED BY	TRA-COMMISSIONER FOR DOMESTIC REVENUE
DATE ISSUED	Dec 5, 2025
SIGNATURE	-----



UNITED REPUBLIC OF TANZANIA
JAMHURI YA MUUNGANO WA TANZANIA
EXCHEQUER RECEIPT
STAKABADHI YA MALIPO YA SERIKALI

RECEIPT NUMBER	925339389524300
RECEIVED FROM	MOHAMED SALEH ABRI
AMOUNT	TZS 301,500.00
AMOUNT IN WORDS	THREE HUNDRED AND ONE THOUSAND FIVE HUNDRED
IN RESPECT OF	STAMP DUTY ON LAND TRANSACTIONS
BANK REFERENCE	EC102845651444
CONTROL NUMBER	9984124727146
PAYMENT DATE	Dec 5, 2025
ISSUED BY	TRA-COMMISSIONER FOR DOMESTIC REVENUE
DATE ISSUED	Dec 5, 2025
SIGNATURE	-----