

SHARED SPACE AGREEMENT

This Shared Space Agreement (the "Agreement") is entered into this __01__ day of __March__, 2024 ("Effective Date") by and between **NDOTO HUB** ("**Licensor**"), with a place of business at Themis Area House No. 94 – Corridor Area (the "Premises") PO Box 105821 Dar Es Salaam Tanzania and **AFRICAN QUEEN ADVENTURES** hereinafter referred to as a ("**Member**").

WHEREAS the Licensor provides shared working space for innovators, entrepreneurs, and other individuals in need of physical space;

WHEREAS Member desires to license shared working space from the Licensor on the terms and conditions set forth below;

NOW, THEREFORE, in consideration of the mutual covenants, promises, and conditions contained herein, the Licensor and Member each with this agree as follows:

1. Term.

The initial term of this Agreement shall commence on the 1st of March 2024 and end One year thereafter. This agreement may be renewed upon the request of the member one month prior to the expiration of the initial term.

2. License of Shared Space.

Subject to the terms and conditions of this Agreement, Member has licensed a private office. Member shall pay the monthly license fee of 650,000/=, payable one year in advance. Payment shall be made by cash or through bank deposit.

3. Additional Services.

The Licensor will provide the following additional services to the Member:

- a. Wireless internet access;
- b. Water usage;
- c. Electricity usage
- d. Free parking space;

4. Workspace Rules.

Member agrees to abide by the Workspace Rules set forth herein which may be amended from time to time by the Licensor in its sole discretion.

- a. Condition. Tenant understands that they will be accepting the Premises in its "as is" condition. The tenant acknowledges that they have conducted a thorough inspection and found it to be in good repair and condition for use.
- b. Alterations. Tenant shall maintain and keep in good condition the appliances, furnishings (if any), and personal property until the end period. If the Tenant damages any part of the Premises due to negligence the Landlord may fix the issue and charge the Tenant additional rent. Tenant shall not paint the Premises or make any modification without the written consent of the Landlord.

5. Guests.

Member is permitted to conduct private meetings with work-related guests in their private workspace. All guests must be accompanied by Member at all times while on the Premises. Member agrees to be responsible for any damage caused by Member's guest while on the Premises.

6. No-Sublicenses.

Member shall not have any right to sublicense their Workspace.

7. Termination.

- a. After the Initial Term either party may terminate this Agreement upon 30 days written notice.
- b. The Licensor may terminate this Agreement immediately upon a material breach of this Agreement by the Member.

8. Indemnification.

Member agrees to indemnify and hold harmless the Licensor against all losses, damages, liabilities, costs or expenses, resulting from all claims, proceedings, investigations or actions arising out of or in connection with Member's breach of this Agreement or Member's negligent or willful acts or omissions. This indemnification obligation shall survive the expiration or termination of this Agreement.

9. Relationship of the Parties.

The Agreement shall not create or be deemed to create any agency, partnership or joint venture between the Licensor and Member.

PARTIES HERETO HAVE DULLY ACCEPTED AND AGREED:

NDOTO HUB:

NAME: NEEMA L JOHN

SIGNATURE: *[Signature]* DATE: 1TH March 2023

AFRICAN QUEEN ADVENTURES

FULL NAME: ALICE MANUPA

SIGNATURE: *[Signature]* DATE: 1TH March 2023

