

LEASE AGREEMENT

THIS SALE AGREEMENT is made this 01th day February, 2025

BETWEEN

NOEL SAMWEL KISIRI of Kigamboni, Kisarawe II, Dar es salaam region (hereinafter referred to as "**LESSOR**") which expression shall where the context so admits include heirs, successors and assignees in title and right.

AND

MAZARO CLEAR SPRING INVESTMENT CO LIMITED of P.O Box 13478, DAR ES SALAAM, TANZANIA (hereinafter referred to as "**LESSEE**") which expression shall where the context so admits include their heirs, successors and assignees in title and right.

WHEREAS the **LESSOR** is a lawful owner of the un-surveyed landed property situated at Kigamboni area in Kisarawe II Dar es salaam region, Tanzania (herein after referred to as the "**Property**").

AND WHEREAS the **LESSEE** is desirous of leasing the said Property.

NOW THIS AGREEMENT WITNESSES as follows:

1. That the lease Price for the property is 3,000,000/=
2. That by signing these present parties consent that the lessor promises to lease the property free from all encumbrances and the lease price has been made to the Lessor by the Lessee.
3. That parties agree and further consent that, the leased price shall be effected by Bernard Peter Mallya and the Lessee shall use the said property for investment purposes after obtaining relevant documentation from authorities.
4. That the description of the property is as follows:-
 - (i) North; the property is bordered with **Miraji Adam Mokiwa**
 - (ii) South; the property is bordered with **Kipara**
 - (iii) East; the property is bordered with **Miraji Gome**
 - (iv) West; the property is bordered with **Kipara**

5. That the **Lessor** upon signing of this Agreement shall handover to Lessee all relevant documents relating to the Property including but not limited to Original Documents relating to the Property.
6. That the **Lessor** hereby declare that he obtained a consent of all beneficiaries of the property and that the Property is leased free from any encumbrances.
7. That, this Lease Agreement shall be valid for Twenty Five (10) years from the date of signing of this Agreement with an option to renew.
8. That this agreement shall be governed by the laws of the United Republic of Tanzania.


IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and day hereinafter appearing.

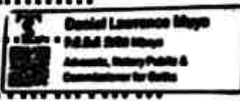
SIGNED and DELIVERED at Tanga by the said **NOEL SAMWEL KISIRI** who has been identified to me by the latter being known to me personally in my presence this 01st day of October, 2025



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NOEL SAMWEL KISIRI
LESSOR

BEFORE ME

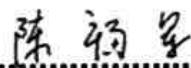

Name : Daniel Lawrence Muya
Signature : 
Postal Address : P.o.Box 1988, Mbeya
Qualification : Advocate.....



SEALED by the **COMMON SEAL** OF MAZARO CLEAR SPRING INVESTMENT CO LIMITED At Mbeya on this 01st.....day of Oct 2025



IN WITNESS THEREOF

Name : CHEN FUJUN
Signature : 
Postal Address : 
Qualification: DIRECTOR