

LEASE AGREEMENT

This Lease Agreement is made on this 16th day of MAY, 2024

BETWEEN

ATHUMAN JAFARI KAPULWA P.O.BOX..... of Dodoma (hereinafter referred to as "*landlord*"), which expression shall, where the context so admits, include the persons deriving title under and/or personal representatives and successors) of the one part

AND

SKYSHIP INVESTMENT LIMITED of P.O.BOX 80675 Dar es Salaam (hereinafter referred to as "*tenant* ", which expression shall, where the context so admits, include persons deriving title under and/or personal representatives and successors) of the other part.

WHEREAS

A. The Lessor is the lawful owner of the **LAND / FARM Situated YOBO VILLAGE, HANETI in CHAMWINO DISTRICT, DODOMA PLOT 1 BLOCK A** (hereinafter called the "property")

B. The Lessee desires to lease the property from the Lessor and effect developments thereon and the Lessor has agreed to lease the property to the Lessee, for the Lessee to lease the property and effect developments thereon subject to the terms and conditions as stipulated under this agreement.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the Lessor demises unto the Lessee the Property to hold the same for commercial purposes for a term of 36 MONTH(S) effectively from the 16th day of MAY 2024, to 15th day of MAY, 2027(herein after called effective date) (renewable by mutual agreement)
2. The Lessee **HERETHAT BY COVENANT** with the lessor to the intent that the obligation shall continue throughout the said terms as follow;-
 - i. That, the agreed monthly rent is **Tshs 2,000,000/= (Two million Only)** per month and the tenant agreed to pay **Tshs 72,000,000/= (Seventy Two Million Only)** payable for six (6) months.
3. The rent shall be paid monthly in advance in Tanzania Shillings at the time of payment.
4. That the rent payable by Lessee to the Lessor shall be paid to the Lessor after completion of the Development Period.
5. The Lessee covenants with the Lessor as follows:-
 - (a) To pay the reserved rent on the days and in the manner aforesaid;
 - (b) At his own cost and within the Development Period, to renovate the property in accordance with the written request to the Lessor and written approval obtained from the Lessor.

(c) To permit the Lessor and his agents with or without workmen and others and with all necessary appliances at all reasonable times to enter upon and to examine the condition of the premises;

(d) At the expiration or sooner termination of the lease quietly to yield the premises in good and substantial repair and condition together with fixtures and fittings.

(e) Not to do or permit of suffer to be done in or upon the property or any part thereof, anything which may be or become a nuisance or annoyance or disturb or cause damage to the lessor and the property.

(f) The Tenants will be responsible to pay all electricity bills, water bills and other local governments' changes and duties in respect of the premises.

IN WITNESS WHEREOF the parties hereto have duly executed these presents on the dates and the year and in the manner hereinafter appearing.

SIGNED at DAR ES SALAAM by the said SKYSHIP INVESTMENT LIMITED who is known? to me personally/identified to me by Theater being known to me personally in my presence this 16th day of May 2024



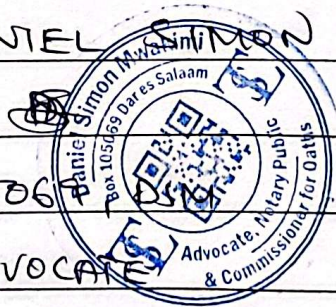
SIGNED at DAR ES SALAAM by the said ATHUMAN JAFARI KAPULWA who is known? to me personally/identified to me by Theater being known to me personally in my presence this 16th day of May 2024

Athuman
LANDLORD

BEFORE ME,
Name:

DANIEL SIMON

Signature:



Postal Address:

10506

Qualification:

ADVOCATE

W.H.T - 7,200,000/=

S/DUTY - 720,000/=

TOTAL 7,920,000/=
16/5/2024

STAMP DUTY Collected
Shs 720,000/= -
Receipt No 998672301421 Date 16/5/2024
Regional Manager Tax Region