

LEASE AGREEMENT

THIS AGREEMENT is made this 1st day of July 2025

BETWEEN

LIM ZONE INTERNATIONAL COMPANY LIMITED, a limited liability company incorporated in Tanzania under the Companies Act, Cap 212 RE 2002 of P. O. Box 63243, Dar Es Salaam (herein after collectively referred to as the “**Lessor**”) of one part, the expression which where the context so permits shall include their assigns and successor in title;

AND

PRT TANZANIA INCORPORATED LIMITED, a limited liability company incorporated in Tanzania under the Companies Act, Cap 212 RE 2002 of P. O. Box, Dar Es Salaam (here in referred to as the “**Lessee**”) the expression which where the context so permits shall include its assigns and successors in title.

WHEREAS the Lessor is legal Occupier of the premises situated on plot no 2001,kawe beach, near times FM Kinondoni Municipality, Dar es salaam (herein referred as “the Property”).

AND WHEREAS the Lessor is desirous of letting a portion of the Property and the Lessee is desirous of taking the same, and the House in the above mentioned to be used for lawful purposes and the lessee is willing to take it at a lawful consideration.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. That the lease period shall be for a period of **6 months** renewable and shall commence on **1st July 2025** and the contract shall come to an end on **1st January, 2026**.
2. That the **Lessor** shall demise the said premises to the Lessee without any encumbrance at the consideration of a monthly rent of **Tanzania Shillings One Hundred Thousand Shillings (Tshs 100,000.00) only** per month.
3. That the total amount to be paid per year shall be a total of Tanzania Shillings six Hundred Thousand Shillings (Tshs 600,000.00) for six months
4. The Lessee shall ensure the premises are duly insured with a reputable insurance provider to the actual value of the premises and its structures thereon.

5. The lessee shall keep the premise and surroundings clean.
6. That the lessee shall permits the **Lessor** or his agent to enter the said premises at a reasonable time to view and examine the state and condition thereof and execute any repair.
7. That the **Lessee** shall not assign or sublet or part with the possession of or part of the premises without prior consent of the **Lessor**.
8. That the **Lessor** shall pay during the terms hereby created land rent, property taxes or other assessment whatsoever of the Central or Municipal Government in respect of the demised premises.
9. That the **Lessee** shall comply with all Municipal regulations and other legal requirements.
10. Any provision of this agreement may be amended by mutual agreement of the parties.
11. That the Lessee shall hand over the premises in good condition and clear at the end of this agreement.
12. That in case of a dispute, the parties herein agree to resolve the dispute amicably and if still unresolved, either party might refer the dispute to any Court with jurisdiction to determine the matter at that material time.
13. This agreement shall be governed by the laws of the United Republic of Tanzania.

IN WITNESS WHEREOF THE PARTIES HERE TO HAVE executed this Lease the day and year first before written.

SEALED with the **COMMON SEAL**
Of the said **LIM ZONE INTERNATIONAL**
COMPANY LIMITED.

In our Presence this 01st day of July, 2025

Name: Han Yung Lim

Signature: [Handwritten Signature]

Postal Address; 63243, DSM

Designation Director

COMPANY SEAL

Lim Zone International Company Limited

[Handwritten Signature]
HAN YUNG LIM
Managing Director



BEFORE ME;

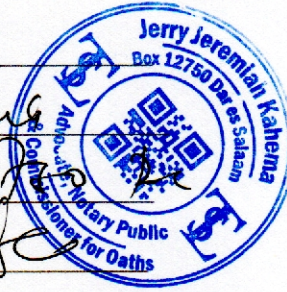
Signature: _____

Name: _____

Postal Address: _____

Qualification: _____

[Handwritten signature]
Jerry Kahema
P.O. Box 12750
Arusha



SEALED with the COMMON SEAL
of the said **PRT TANZANIA INCORPORATED LIMITED**

In our Presence this 19 day of July, 2025

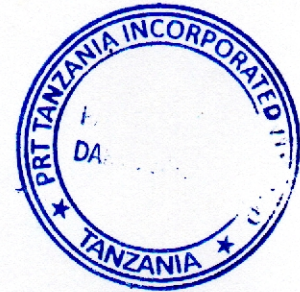
COMPANY SEAL

Name: Kim Sungho

Signature: *[Handwritten signature]*

Postal Address: 63245, Dsm

Designation: Director



BEFORE ME;

Signature: _____

Name: _____

Postal Address: _____

Qualification: _____

[Handwritten signature]
Jerry Kahema
P.O. Box 12750
Arusha

