

LEASE AGREEMENT

THIS AGREEMENT MADE THIS 15TH DAY OF JULY, 2025 BETWEEN EASTERN ENERGY LTD OF P.O.BOX 4732 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND VELTRA ENERGY LTD OF P.O.BOX 100049 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF A YARD ON PLOT NO: 189, 191 & 193, RUPIA STREET, VIJIBWENI, NEAR VIJIBWENI HOSPITAL, KIGAMBONI, DAR-ES-SALAAM (HEREINAFTER CALLED THE "THE YARD") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (3) YEARS EFFECTIVE FROM 15TH JULY, 2025 TO 15TH JULY, 2028 AT A TSH 1,000,000/= (ONE MILLION ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID YARD FOR ONE (1) YEAR AT TSH 1,000,000/= PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR ONE (1) YEAR BEING TSH 12,000,000/= (TWELVE MILLION ONLY) AND THE LESSOR ACKNOWLEDGES RECEIPT OF THE SAID RENT BY SIGNING THIS AGREEMENT.
3. THE LESSEE SHALL PAY ALL WATER AND ELECTRICITY CONSUMED.
4. THE LESSOR SHALL PEACEFULLY ALLOW THE TENANT TO HOLD AND ENJOY OCCUPATION OF THE SAID YARD WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE YARD TO OTHERS.

PROVIDED AND HEREBY AGREED;

EITHER PARTY SHALL BE AT LIBERTY TO TERMINATE OR RENEW THE SAID LEASE AGREEMENT BEFORE EXPIRATION OF THE TENANT BY GIVING THE EITHER PARTY THREE MONTHS NOTICE. IN WITNESS WHEREFORE, THE PARTIES HAVE HEREUNTO SIGNED /EXECUTED THIS AGREEMENT IN THE MANNER AND DATES AS HEREIN BELOW APPEARING:

1. EASTERN ENERGY LTD

P.O.BOX 4732 DAR-ES-SALAAM SIGNATURE OF LESSOR *Harid*

2. VELTRA ENERGY LTD

P.O.BOX 100049 DAR-ES-SALAAM SIGNATURE OF LESSEE *Charlotte S. Lupembe*

DATED AT DAR-ES-SALAAM THIS 25 DAY OF JULY 2025

WITNESS TO THE ABOVE SIGNATURES

NAME: CHARLOTTE S. LUPEMBE

ADDRESS 60734 DAM

QUALIFICATION ADVOCATE

SIGNATURE *Charlotte S. Lupembe*

