

LEASE AGREEMENT

This Lease Agreement is made this 16 day of 06 2025
BETWEEN

SILVERSAND INVESTMENT LIMITED of Dar es Salaam (herein referred to as the **Landlord**, which expression shall, where the context so requires, include his successors in title, agents, and assigns) on one hand.

AND

AFS ENERGY LIMITED of P. O. Box 25087, Dar es salaam (herein referred to as the **“Tenant”**) which expression shall, where the context so requires, include his successors in title and agents) on the other hand.

WHEREAS the Landlord lease of the Tenant for office use the area described on Plot No.06 Mwasonga Kigamboni , Dar es salaam (herein referred to as **“the leased Premises”**) and is desirous to lease and the tenant is agreeable to take the same on lease on conditions and subject to the terms as prescribed herein below: -

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows: -

1. THAT the Landlord shall lease, and the Tenant shall take on lease the leased premises for a term of one calendar year effective from the 12th June 2025 to 11th June 2026.
2. THAT the Tenant shall pay to the Landlord Tanzanian Shillings Tshs.500,000/= per month totaling Tshs.6,000,000/= per annum which shall be paid upon signing of this agreement.
3. That the Tenant shall use the leased premises for agreed purposes only and during the currency of the tenancy, the Tenant shall be solely responsible for all public utility bills such as water and electricity in accordance with the use.
4. THAT the Landlord hereby covenants to allow the Tenant throughout the tenancy created herein a quiet and peaceful enjoyment of the leased premises.
5. THAT the Tenant undertakes that all times, shall keep the Demised Premises thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes.
6. THAT the Tenant hereby agrees to permit the Landlord or his agent at all reasonable times during daytime to enter upon the leased premises and execute inspection and any repairs as may be necessary
7. THAT the tenant will not affect any structural changes to the leased premises without a written consent of the landlord of which will never be unreasonably withheld.
8. THAT the Tenant shall not sub-lease or otherwise assign or transfer the leased premises to any other person without a written consent of the landlord.
9. THAT this tenancy maybe terminated at the instance of either party upon serving a 30 days' notice in writing expressing his intention to terminate the lease.

Received as True Copy of the Original
Dar es Salaam, Tanzania
Date: 20/6/2025

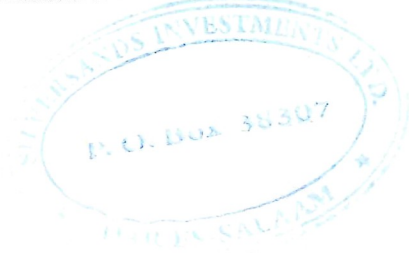
10. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one-month notice expressing his desire to renew the tenancy.
11. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder: -

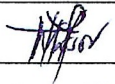
SIGNED by in his capacity as a
 Director for and on behalf of the said
SILVERSAND INVESTMENT LIMITED
 in my presence this 16 day of 06 2025.



LANDLORD



BEFORE ME:

Name : TASSIR ATHUMAN NASSOR
 Signature : 
 Qualification : DIRECTOR

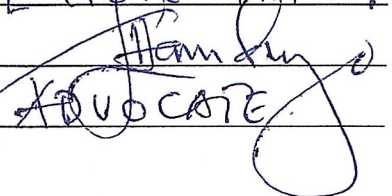
SIGNED by in his capacity as a
 Director for and on behalf of the said
AFS ENERGY LIMITED
 in my presence this 16th day of JUNE 2025.




TENANT



BEFORE ME:

Name : LITETE HAJI NDUNGO
 Signature : 
 Qualification : ADVOCATE

 Litete Haji Ndungo
 P.O.Box 79497 Dar es Salaam
 Advocate, Notary Public &
 Commissioner for Oaths

179-246-937
 S/duty = 60,000/-
 WHT = 600,000/-

STAMP DUTY.
 Shs: 60,000
 9986122644617 Collected
 Receipt No: _____ Date: 17/6/25

 Regional Manager - Ilala Tax Region, Upanga.



Power down

Changamulo Umweye 11516 piga
line TRA 080070044/080070044



*** END OF LEGAL RECEIPT ***



*** START OF LEGAL RECEIPT ***

UTER CROSS TANK FARMERS
P O BOX 79457 Doka City Harar
PLOT 102 BLOCK 4 HARAR W/100



TIN: 124795956
VRN: 40657266T

SERIAL NUMBER: 0942303478

811810000101264488

11420316061/000424



TAX OFFICE: ILALA

CUSTOMER NAME:

CUSTOMER ID TYPE: NIL

CUSTOMER MOBILE:



RECEIPT NUMBER:

00000000000000000000

ZNO:

0007000000

RECEIPT DATE: 16 Dec 2025 10:00:00 AM



Legal Service

1 X 5,000.00

5,000.00

TOTAL EXCLUSIVE OF TAX 5,000.00

TAX @-18%



762.71

TOTAL TAX

762.71

TOTAL INCLUSIVE OF TAX

5,762.71



CASH

5,762.71

RECEIPT VERIFICATION CODE

2390502122

