

THE LAND REGISTRATION ACT, (CAP. 334)

Third amendment to the Lease Agreement dated October 1st, 2018

Between -

ARNOLD S. KILEWO

- and -

SAGEMCOM ENERGY & TELECOM TANZANIA LIMITED

Dated this 9th day of SEPTEMBER 2024

DRAWN BY:

DAR ES SALAAM

4
Or

Amendment n° 3

THIS Amendment is entered into on the 1st day of October the year two thousand and twenty four (2024).

BETWEEN

ARNOLD S. KILEWO of P.O. BOX 2629, DAR ES SALAAM, (hereinafter referred to as "**the Landlord**") which expression shall where the context so admits include its successors and assigns) of the one part,

AND

SAGEMCOM ENERGY & TELECOM TANZANIA LIMITED a company with registered office at Seleka Street - Mikocheni B – PO 14203, Dar es Salaam, TANZANIA, (hereinafter called "**the Tenant**") of the second part.

Whereas the Parties have signed a lease agreement (hereinafter referred to as the "Lease Agreement") dated October 1st, 2018 for the lease of premises situated Plot No 133 Mikocheni ' B' with area of about 2,000 Sq Meters, along Kinondoni Area, Dar es Salaam , (hereinafter referred to as "the demised premises").

Whereas the Parties have signed a first Amendment (hereinafter referred to as the "Amendment n°1") dated October 1st, 2020 to renew the Lease Agreement for a term of two years commencing on the 1st day of October 2020 and ending on the 30th day of September 2022 and also a second Amendment (hereinafter referred to as the "Amendment n°2") dated October 1st, 2022 to renew the Lease Agreement for a term of two years commencing on the 1st day of October 2022 and ending on the 30th day of September 2024.

Whereas the term of Lease Agreement ends on the 30th day of September 2024.

Whereas the Parties have decided to renew the Lease Agreement.

In consequence, the Parties have agreed to modify the Lease Agreement by signing this amendment (hereinafter referred to as the "Amendment n° 3"). ;

Article 1 – Term

The Parties agree to renew the Lease Agreement for a term of two years commencing on the 1st day of October 2024 and ending on the 30th day of September 2026.

Thereafter, the Parties shall agree in writing on a new amendment to the Lease Agreement in the case they want to renew again the Lease Agreement.

Article 2 – Rent

The Parties agree on a monthly rent of United States Dollars One Thousand Five hundred (\$1,500) Value Added tax ("V A T") inclusive — at the rate in force. Less 10% withholding tax to be paid to TRA by the Tenant.

The said rent shall be payable in 4 equal payments of United States dollars Four Thousand Five hundred USD (\$ 4,500) VAT inclusive less 10% withholding tax to be paid to TRA.

Article 3 - Prevalence

The provisions of this Amendment n° 3 come into force at the date of its signature by both Parties.

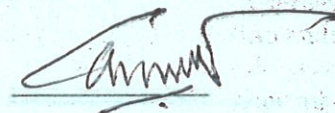
In case of conflict and/or inconsistency between the provisions of this Amendment n° 3 and those of the Lease Agreement, the provisions of this Amendment n° 3 shall prevail.

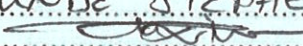
All other provisions of the Agreement are unchanged.

All terms not defined in this Amendment n° 3 shall have the meaning given to them under the Agreement.

IN WITNESS WHEREOF the Parties hereto have executed this Amendment n° 3 on the days and in the manner hereinafter appearing.

SIGNED and DELIVERED before me.....
by the said ARNOLD S. KILEWO
who is known to me personally/ identified to me
by..... the latter being
LANDLORD
known to me personally this 11th day of October 2024



WITNESS:
Name: MKUNDE STEPHEN KIRWANA
Signature: 
Postal address: 2629 D.M.
Qualification: OPTOMETRIST

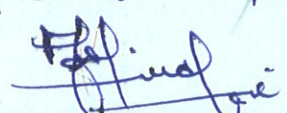
SIGNED and SEALED with the common seal of
SAGEMCOM ENERGY & TELECOM TANZANIA LIMITED

and DELIVERED in our presence this.....day of.....2024

WITNESS:
Name:.....
Signature:.....
Postal address:.....
Qualification:.....

BEFORE ME :

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Frodius M. Mutunga


P.O. Box 72432
COMPANY SECRETARY

