

LEASE AGREEMENT

dated 24th day of November, 2024,
by and between

PASCHAL LUCAS LUTANDULA

[Hereinafter referred to as the "Landlord,"]

AND

PREGO MINERALE LIMITED

[Hereinafter referred to as the "Tenant(s),"]

LEASE AGREEMENT

This Agreement, hereinafter referred to as the "Agreement," dated **24th day of November, 2024**,

by and between

PASCHAL LUCAS LUTANDULA of P.O.Box 50, Geita- Tanzania, hereinafter referred to as the
"Landlord,"

AND

PREGO MINERALE LIMITED a limited Company incorporated under Companies Act of Tanzania, of P.O.Box 50, Geita –Tanzania hereinafter referred to as the "**Tenant(s)**," agree to the following:

A. PREMISES: Landlord hereby offers to rent housing, located at Plot No. 128, Block D, Chato District, and Geita Region hereinafter referred to as the "Premises," to the Tenant(s), subject to the following terms and conditions of this Agreement. Landlord will send a copy of all notices regarding the Premises to this address, along with another other address (es) identified by the Tenant(s).

B. PURPOSE: Premises may not be used for storage, manufacture of any food or product, shall be used Professional service(s) or Office use, or for any commercial use, unless otherwise stated in this Agreement.

C. LEASE TERM: This Agreement shall be a fixed-period of **Five [5] Years** beginning on **24th day of November, 2024** and ending on **23rd day of November, 2029**, hereinafter referred to as the "Lease Term," with the Tenant(s) having the option to continue leasing the Premises under the same terms and conditions of this Agreement under a Month-to-Month arrangement ("Tenancy at Will") with either the Landlord or Tenant having the option to cancel the tenancy with at least sixty (60) days' notice. For the Tenant to continue under Month-to-Month tenancy at the expiration of the Lease Term, the Landlord must be notified within sixty (60) days before the end of the Lease Term.

D. RENT: Tenant(s) shall pay the Landlord in equal monthly installments of **Tanzanian Shillings Fifty Thousands Only (TZS. 50,000/=)**, hereinafter referred to as the "Rent." The Rent will be due on the first (1st) of every month. The first Rent payment under this Agreement is due to the Landlord upon the execution of this Agreement.

E. POSSESSION: Tenant(s) has examined the condition of the Premises, and by taking possession of the Premises acknowledges that they have accepted the Premises in good order and in its current

condition, except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant(s) shall terminate this Agreement at the option of the Tenant(s). Furthermore, under such failure to deliver possession by the Landlord and if the Tenant(s) cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant(s) along with any other pre-paid Rent or Fees, including if the Tenant(s) paid a fee during the application process before the execution of this Agreement.

F. MOVE-IN INSPECTION: Before, at the time of the Tenant(s) accepting possession, or shortly thereafter, the Landlord and Tenant(s) shall perform an inspection documenting the present condition of all appliances, fixtures, and any existing damage within the Premises.

G. SUBLETTING: Tenant(s) shall not have the right to sublet the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) shall be responsible for all actions and liabilities of the Sublessee(s) including but not limited to: damage to the Premises, non-payment of Rent, and any eviction process. In the event of an eviction, the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee(s). Landlord's consent to sublet shall not be deemed to be consent to any unapproved subsequent subletting.

H. UTILITIES: Utilities will be the full responsibility of the Tenant(s).

I. MAINTENANCE, REPAIRS, OR ALTERATIONS: The Tenant(s) shall, at their own expense and at all times, maintain the Premises in a clean and sanitary manner and surrender the Premises the same at termination hereof, in as good condition as received, normal wear and tear accepted. Tenant(s) may not make any alterations to the Premises without written consent of the Landlord. Landlord shall be responsible for repairs to the interior and exterior of the Premises.

J. LEGAL COMPLIANCE: Tenant(s) agrees to promptly comply with any present and future laws, orders, rules, regulations, and requirements of government or any of the Authorities and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), Landlord, or both, during the term of this Agreement. This Agreement is to be governed under the laws located in the United Republic of Tanzania.

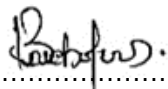
K. SEVERABILITY: If any provision of this Agreement or the application thereof shall, for any reason and to any extent be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

L. ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the Tenant(s) and Landlord relating to its subject matter, including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. Landlord and Tenant(s) agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord and Tenant(s) have agreed and executed this agreement on this **8th day of November, 2024,**

IN WITNESS whereof this Agreement has been executed the day and year first above written;

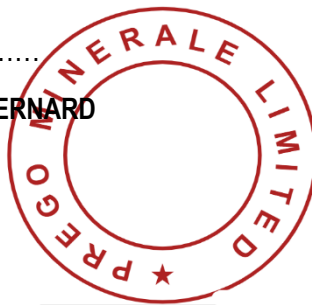
Signed by **TENANT - PREGO MINERALE LIMITED**

Signature: 

Name: **BERNARD NICHOLAUS BERNARD**

Address: **P.O.Box 76, MWANZA**

Position: **DIRECTOR**



Signature: 

Name: **ABEL JUMA LUTANDULA**

Address: **P.O.BOX 50, GEITA**

Position: **DIRECTOR**

In the presence of:

Witness [Advocate/Commissioner for Oaths]:

Signature: 

Name: **SAKANYO H. MLELWA**



Signed by **LANDLORD - PASCHAL LUCAS LUTANDULA**

Signature: 

Address: **P.O.BOX 50, GEITA**

Position: **LANDLORD**

In the presence of:

Witness [Advocate/Commissioner for Oaths]:

Signature: 

Name: **SAKANYO H. MLELWA**

