

**MKATABA WA MAUZIANO WA ENEO LENYE UKUBWA WA EKALI NANE
(8)**

MKATABA, huu wa mauzo ya shamba umesainiwa leo tarehe-Machi-2025

KATI YA

MR. ABDI MOHAMED OMAR (0659-818-121) wa S.L.P
Haneti-DODOMA..... Ambae katika mkataba huu
anajulikana kama MUUZAJI HALALI kwa upande mmoja

NA

SKYDISCOVERY MINING COMPANY - George
Munizi Lwakabare.....(ambaye katika mkataba huu atajulikana kama
MNUNUZI kwa upande mwingine.

KWA KUWA MUUZAJI ameridhia kuuza eneo lake analolimiki kisheria na lina
kumbukumbu kama ifuatavyo;-

- i. Mkoa Dodoma, wilaya Chamwino, Kata ya Haneti
- ii. Eneo lina ukubwa wa ekari NANE

KWA KUWA MUUZAJI, ameridhia kumuuzia mnunuzi eneo hilo, hivyo mnunuzi
amekubali kununua eneo hilo kwa masharti ya mkataba

1. **KWAMBA**, bei ya mauziano ni shilingi 1,300,000/= kwa kila Ekari, ambapo ekari nane atalipa kiasi cha shilingi 10,400,000/=
2. **KWAMBA MUUZAJI**, Amemkabidhi mnunuzi eneo hilo kwa ushahidi wa uongozi wa kijiji/kitongoji na majirani.
3. **KWAMBA**, muuzaji anakiri kupokea kiasi cha shilingi 10,400,000/=
4. **KWAMBA**, muuzaji anakiri na kuthibitisha kwamba eneo hilo analimiliki yeye binafsi kihalali na halina mgogoro wowote.

Callers account number

MIME BANK

Ac/# 32810010167

ABDI MOHAMED OMAR



Certified as True Copy of the Original
Ally Musa Nkhanga
Advocate, Notary Public & Commissioner
for Cases
Sign: *[Signature]*
Date: 22/07/2025.

MIPAKAYA ENEO

Kaskazini *Sulimu Shaban*
Kusini *Sulimu Akida*
Mashariki *Rashid Lugendo*
Magharibi *Barabara ya Yebu-Ruwani*

SHUHUDA

I. *[Signature]*
II. *[Signature]*
III. *[Signature]*
IV. *[Signature]*

SAINI

[Signature]
.....
.....
.....

JINA LA MUUZAJI

ABDI MUHAMMAD OMAR
19711218 41416-0000-24

SAINI

[Signature]

JINA LA MNUNUZI

[Signature]
[Signature]
[Signature]

SAINI

[Signature]

Mauziano haya yameshuhudiwa na:

Jina Saini
Tarehe
Wadhifa



Certified as True Copy of the Original
Ally Mussa Nkhungaa
Advocate, Notary Public & Commissioner
for Goods
Sign: [Signature]
Date: 22/07/2025

99-YEAR LEASE AGREEMENT

This Lease Agreement is made and entered into on this 28th day of March, 2025, by and between:

George Mubezi Lwakatare, hereinafter referred to as the "Landlord," of Haneti Village, Chamwino District, Dodoma, Tanzania.

AND

SkyDiscovery Mining Company, hereinafter referred to as the "Tenant," a company duly incorporated and registered under the laws of Tanzania, with its registered office located at Dar Es Salaam, Tanzania.

1. Premises

The Landlord agrees to lease to the Tenant an area of **8 hectares** located at **Haneti Village, Chamwino District, Dodoma, Tanzania**.

2. Term of Lease

This Lease Agreement shall commence on the **28th day of March, 2025**, and shall continue for a period of **99 years**, ending on the **28th day of March, 2124**, automatically renewable unless terminated earlier in accordance with the provisions of this Agreement.

3. Rent and Payment

The Tenant as the facilitator of the purchasing of this land is in mutual agreement with the Landlord to **pay no further compensation or rent** in relation to this land for the entire duration of this contract.

4. Use of the Premises

The Tenant shall use the Premises for the purposes of **mining operations, mineral processing, storage, accommodation camps and more** at the discretion of the tenant, as per the permits and licenses issued by the relevant government authorities in Tanzania.

The Tenant is free to use the premises for any purposes without the consent of the Landlord.

5. Licensing and Compliance

The Tenant shall ensure that all necessary permits, licenses, and approvals required by the government authorities for mining operations and processing are obtained and kept current during the term of the lease.

The Tenant agrees to comply with all applicable environmental, health, safety, and labor laws and regulations.



6. Taxes and Utilities

The Tenant shall be responsible for payment of any and all taxes, rates, and charges levied by the relevant authorities on the Premises, including but not limited to property tax, environmental fees, and mining-related fees.

The Tenant shall also be responsible for the payment of all utilities, including water, electricity, and telecommunications, if applicable.

10. Termination

Termination rights are hereby granted exclusively to the Tenant as the purchase facilitator of this property. The Landlord hereby withdraws his rights to terminate this contract.

11. Force Majeure

Neither party shall be liable for failure to perform their obligations under this Agreement if such failure is caused by events beyond their reasonable control, including but not limited to war, natural disasters, strikes, and government restrictions.

12. Dispute Resolution

In the event of any dispute arising out of or in connection with this Lease Agreement, the parties shall first attempt to resolve the matter through amicable company negotiations.

13. Miscellaneous Provisions

Entire Agreement: This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements or understandings, whether written or oral, relating to the subject matter of this Agreement.

Amendments: Any amendment to this Agreement shall be in writing and signed by both parties.

Notices: Any notice required to be given under this Agreement shall be delivered to the addresses set forth in the preamble of this Agreement or to such other address as either party may designate.

Executed as a Deed by:

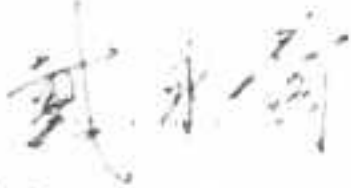
For the Landlord:



Name

Date 29/03/2025

For the Tenant:



SkyDiscovery Mining Company

Name

Date 29/03/2025


Certified as True Copy of the Original
Ally Mussa Nkhangga
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 22/07/2025

