

**THE LAND ACT NO.4 OF 1999**  
(as amended by the Land Amendment Act No.2 of  
2004)

**DATED THIS 1<sup>st</sup> DAY OF AUGUST 2025**

**SUB- LEASE AGREEMENT**

**BETWEEN**

**SOFIA HOUSE LIMITED**

**AND**

**GVP PROPERTIES LIMITED**

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IN RESPECT OF THE PREMISES SITUATED AT, PLOT NUMBER 14D,  
BLOCK U, HOUSE NUMBER 24-34, TOROLI STREET, CXHANG'OMBE  
WARD, PUGU ROAD, TEMEKE DISTRICT, DAR ES SALAAM.

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**THIS SUB-LEASE AGREEMENT** is made this 1<sup>st</sup> day of August 2025

BETWEEN

**SOFIA HOUSE LIMITED** a limited liability company incorporated under the laws of the United Republic of Tanzania whose address for the purposes hereof is P.O. Box 2534, Dar es Salaam (hereinafter referred to as “**Sublessor**” which expression shall include, where the context so admits, successors and assignees in title) of the **One Part**.

AND

**GVP PROPERTIES LIMITED** a limited liability company incorporated in the United Republic of Tanzania whose address for the purposes hereof is P.O. Box 42282, Dar es Salaam, (hereinafter referred to as the “**Sublessee**” which expression shall include, where the context so admits, successors and assignees in title) of the **Other Part**.

**WHEREAS:**

The Sublessor is legal owner of the property situated at Toroli street, Road Pugu Road, Plot number 14D, Block number U, House number 24-34, Temeke District, Chang'ombe Ward, Dar es salaam, in the United Republic of Tanzania (hereinafter referred to as the “**Demised Premises**” or “**Premises**”).

- A. The Sublessor and the Sublessee have agreed that the Demised Premised and the Assets thereof shall be subject to the terms and conditions stipulated under this agreement; and
- B. The sublessor has agreed to let the said Demised Premises to the sublessee referred hereinabove on the terms and conditions hereinafter contained.

## **1.0 TERMS OF THE TENANCY**

- 1.1 The period of tenancy herein referred to as the “**Contractual Period**” shall be for **One (1) year** commencing from **1<sup>st</sup> August 2025** to **30<sup>th</sup> January 2027**
- 1.2 The Contractual Period may be renewed for another period on terms and conditions to be mutually agreed between the Parties but subject to the sublessee issuing to the sublessor a thirty (30) days’ written notice of the intention to renew the Agreement prior to the expiry thereof.

## **2.0 RENT PAYABLE**

2.1 The Parties have agreed that the Lessee shall pay monthly rent of **Tanzania Shillings Three hundred thousand only (TZS 300,000.00)** (the “**Rent**”) exclusion VAT covering build up area of 13 square meters and in case of renewal, the Parties shall negotiate the actual rent payable in accordance with the market rate.

2.2 It is agreed by the Parties that the Rent shall be paid in cash and to the sublessor.

## **3.0 NOTICES:**

3.1 Any notice required or permitted to be given or made under this Agreement and any other Agreement between the Parties shall be in writing, and any such notice shall be deemed to have been duly given or made when it shall be delivered by hand or by post, telegram, cable, email, fax or telex to the Party to which it is required or permitted to be given or made at such other address as such Party's address specified in this Agreement or at such other address as such Party shall have designated by notice to the Party giving such notice.

3.2 For the purpose of service of notice under Clause 3.1 hereinabove the addresses of the Parties are as set out herein below:

For the sublessor: **SOFIA HOUSE LIMITED**

Postal Address: **P.O. Box 2534, Dar es Salaam**

For the sublessee: **GVP PROPERTIES LIMITED**

Postal Address: **P.O. Box 42282, Dar es Salaam.**

## **4.0 GOVERNING LAW AND DISPUTE CLAUSE:**

All matters from or in connection with this Agreement shall be governed by the laws of the United Republic of Tanzania. Any disputes arising from in or in connection with this Agreement shall be resolved amicably failing which; an aggrieved party may take court action.


IN WITNESS WHEREOF this Agreement has been executed and delivered as in the manner shown hereunder.

**SEALED** with the **COMMON SEAL** of  
**SOFIA OUSE LIMITED**

and **DELIVERED** in our presence of us  
This 1<sup>st</sup> day of August 2025

\_\_\_\_\_ **SEAL**


**Full Name:** **VENERANDA CEDRICK MBUNDA**

**Signature:** \_\_\_\_\_  


**Postal Address:** **2534, Dar es Salaam**

**Designation:** **DIRECTOR**

**Full Name:** **JOFFREY ELIA MOMBO**

**Signature:** \_\_\_\_\_  


**Postal Address:** **2534, Dar es Salaam**

**Designation:** **DIRECTOR**

SEALED with the COMMON SEAL of  
GVP PROPERTIES LIMITED  
and DELIVERED in our presence of us  
This 1<sup>st</sup> day of February 2025

GVP PROPERTY LIMITED  
P. O. Box 42282  
DAR-ES-SALAAM  
TANZANIA

SEAL

Full name: HANIBAL YOHANNES GEBRAY

Signature: 

Postal Address: 42282, Dar es Salaam

Designation: DIRECTOR

Full Name: RASIK HIRJI HARIA

Signature: 

Postal Address: 42282, Dar es Salaam

Designation: DIRECTOR/COMPANY SECRETARY/  
AUTHORISED REPRESENTATIVE

BEFORE ME:

Name: MESHACK A. NKYA

Signature: 

Postal Address: 72877, DSM

Designation: COMMISSIONER FOR OATHS

