

LAND LEASE AGREEMENT

This Agreement is made on this 4th day of March 2024

BETWEEN

Risasi Omar Mwaulanga and Mercy Ahmad Chilumba of Dar es Salaam (hereinafter referred to as the LESSORS) which expression shall where the context so admits includes its successors in title and assigns on the One part.

AND

Tanzania States Natural Gas Holding Company limited of Dar es Salaam (hereinafter referred to as the LESSEE) which expression shall where the context so admits includes its successors in title and assigns on the Second part.

WHEREAS, the Lessors are the owner of piece of Land located at **Kunguru Street, Goba Ward in Ubungo Municipal Council** with **2322.63** Square Meters (hereinafter referred to as the "Property").

WHEREAS, the Lessors with their own free will and volition without any external undue influence are willing to lease the said property to the Lessee and the Lessee on his own free will and volition without any external undue influence is willing to lease the said property from the Lessors.

WHEREFORE THE PARTIES AGREES AS FOLLOWS:

1. **THAT**, the Lessors will lease the property to the Lessee for the purpose of building a Gas Mother Station and a Gas Selling Station according to the laws , regulations and other terms of this contract.
2. **THAT**, this Contract shall be for the duration of **10** years from **4th March, 2024 to 3rd March, 2034**.
3. **THAT**, it is mandated that when the contract comes to an end, and both parties mutually decide to continue with this contract for another contractual term, then the contract shall be extended for the agreed term and rent as agreeable by both parties.
4. **THAT**, either party decide to renew or terminate this contract then the intending party shall notify the other party by a **30** days' notice meaning **1** month in writing of their intention.
5. **THAT**, the rent for leasing the said Property for the above specified term is **Tshs. 240,000,000/=** at a rate of **Tshs. 2,000,000/=** per Month.
6. **THAT**, the parties agree that the rent as mentioned in paragraph 5 above shall be paid on the date of signing the Contract.
7. **THAT**, the Lessee is not allowed to sublet the rental property to another person and/or entity in the whole duration of this lease agreement, unless otherwise the Lessors shall authorise the same in writing.
8. **THAT**, the Lessee shall pay the Cost of connections for both electricity and water and also shall be responsible to pay for water bills, electricity bills, cleanliness and security bills.

9. THAT, the Lessors shall pay for property tax and land rents in regard to the property and the Lessors shares in ownership.
10. THAT, the Lessors shall not interrupt the free usage of the rental Land by the Lessee without reasonable cause all throughout the term of this contract.
11. THAT, in case of any dispute to arise between the parties, the parties shall try to amicably resolve the matter by calling a meeting within 14 days from when the dispute arose, and in such circumstances causing failure to do so, then the unsatisfied party may take necessary legal action.
12. THAT, this agreement shall be governed by and construed in accordance with the laws of Tanzania, without regard to its conflict of law principles.

THE PARTIES WITNESETH AS FOLLOWS:

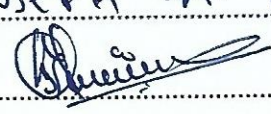
The Lessors and the Lessee have hereunto set their respective hands to this Land lease Agreement on the day, month and year as herein written

SIGNED and DELIVERED at Dar es Salaam by the said
Risasi Omary Mwaulanga who is known
 to me personally/~~identified~~ to me by
 the latter being known to me
 personally this 04th day of MARCH 2024.



LESSOR

BEFORE ME:

Name: JOSEPH A MALLY
 Signature: 
 Address: 7777, DSM
 Qualification: ADVOCATE



SIGNED and DELIVERED at Dar es Salaam by the said
Mercy Ahmad Chilumba who is known
 to me personally/~~identified~~ to me by RISASI
MWAULANGA the latter being known to me
 personally this 04th day of MARCH 2024.



LESSOR

BEFORE ME:

Name: JOSEPH A. MALLY

Signature: [Handwritten Signature]

Address: 7877, DSM

Qualification: ADVOCATE



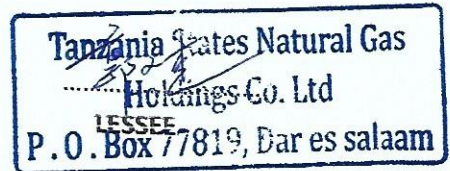
SIGNED and DELIVERED at Dar es Salaam by the said

Guo Wenjie who is known

to me personally / identified to me by RISABI

MWALICANCA the latter being known to me

personally this 04th day of MARCH 2024.



BEFORE ME:

Name: JOSEPH A. MALLY

Signature: [Handwritten Signature]

Address: 7877, DSM

Qualification: ADVOCATE

