

## LEASE AGREEMENT

THIS AGREEMENT is made this 8<sup>th</sup> day of February, 2024

### BETWEEN

**LIM ZONE INTERNATIONAL COMPANY LIMITED**, a limited liability company incorporated in Tanzania under the Companies Act, Cap 212 RE 2002 of P. O. Box 32289, Dar Es Salaam (herein after collectively referred to as the “**Lessor**”) of one part, the expression which where the context so permits shall include their assigns and successor in title;

### AND

**EMDT COMPANY LIMITED**, a limited liability company incorporated in Tanzania under the Companies Act, Cap 212 RE 2002 of P. O. Box, Dar Es Salaam (here in referred to as the “**Lessee**”), the expression which, where the context so permits, shall include its assigns and successors in title.

**WHEREAS** the Lessor is the legal Occupier of the premises situated on Plot No 119, Tower 4, Apartment No 506, Palm Village, Mikocheni, Mwaikibaki Road within Kinondoni Municipality, Dar es Salaam (herein referred as “**the Property**”).

**AND WHEREAS** the Lessor is desirous of letting a portion of the Property and the Lessee is desirous of taking the same. The House is to be used for lawful purposes, and the lessee is willing to take it at a lawful consideration.

### NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. The lease period shall be for a period of **Three (3) years**, renewable and shall commence on **8<sup>th</sup> February 2024**, and the contract shall come to an end on **8<sup>th</sup> February 2027**.
2. That the Lessor shall demise the said premises to the Lessee without any encumbrance at the consideration of a monthly rent of **United States Dollars One Thousand six hundred (USD 1,600.00) only** per month.
3. That the total amount to be paid per year shall be a total of United States Dollars **Nineteen Thousand Two Hundred (USD 19,200.00)** per year
4. The Lessee shall ensure the premises are duly insured with a reputable insurance provider to the actual value of the premises and its structures thereon.

5. The lessee shall keep the premise and surroundings clean.
6. That the lessee shall permits the **Lessor** or his agent to enter the said premises at a reasonable time to view and examine the state and condition thereof and execute any repair.
7. That the **Lessee** shall not assign or sublet or part with the possession of or part of the premises without prior consent of the **Lessor**.
8. That the **Lessor** shall pay during the terms hereby created land rent, property taxes or other assessment whatsoever of the Central or Municipal Government in respect of the demised premises.
9. That the **Lessee** shall comply with all Municipal regulations and other legal requirements.
10. Any provision of this agreement may be amended by mutual agreement of the parties.
11. That the Lessee shall hand over the premises in good condition and clear at the end of this agreement.
12. That in case of a dispute, the parties herein agree to resolve the dispute amicably and if still unresolved, either party might refer the dispute to any Court with jurisdiction to determine the matter at that material time.
13. This agreement shall be governed by the laws of the United Republic of Tanzania.


**IN WITNESS WHEREOF THE PARTIES HERETO HAVE** executed this Lease the day and year first before written.

**SEALED** with the **COMMON SEAL**  
Of the said **LIM ZONE INTERNATIONAL**  
**COMPANY LIMITED.**

**SEAL**

In our Presence this 8<sup>th</sup> day of February, 2024

Name: Han Yung Lim

Signature: 

Postal Address; 63243 DSM

Designation Director

**COMPANY**

Lim Zone International Company Limited

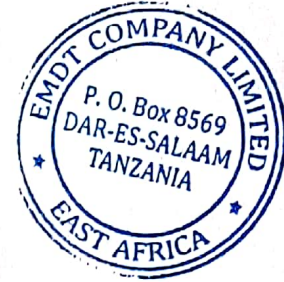
  
**HAN YUNG LIM**  
Managing Director



**SEALED** with the **COMMON SEAL**  
of the said **EMDT COMPANY LIMITED**

In our Presence this 8<sup>th</sup> day of February, 2024

**COMPANY SEAL**



Name: MR HYUN KIM

Signature: [Handwritten Signature]

Postal Address: 8569, DSM.

Designation Company Secretary (EMDT President)