

LEASE AGREEMENT

BETWEEN

MR. MWAZANI RAMADHANI OTHMANI

&

MR. AMOS ISAAC HOZA

(LESSOR'S)

AND

SPACE V COMPANY LIMITED

(LESSEE)

**RELATING TO THE LEASE OF THE OFFICE SPACE ON PLOT NO. P17243, P17253, AND
P17258, VIJIBWENI, KIGAMBONI, DAR ES SALAAM.**

THIS LEASE AGREEMENT is made this March Day of 13th 2025.

BETWEEN

MR. MWAZANI RAMADHANI OTHMANI AND MR. AMOS ISAAC HOZA with TIN number's 159-400-263 and 132-504-687 and **P.O.BOX 33335 DAR ES SALAAM** (hereinafter referred to as the "Lessor" which expression shall include the successors in title or assignee) of the one part.)

AND

SPACE V COMPANY LIMITED with TIN number 183-055-860 and **P.O. BOX 1224 DAR ES SALAAM** (hereinafter called the "Lessee" of the other part.)

WHEREAS the Lessor and the Lessee (hereinafter referred to as the "parties" agree with each other in the following manner, that is to say the parties agree to enter into lease agreement for the premise leased by the lessor, that is 587.55 SQM, on Plot. P17243 and P 17253, And another that is 299.43 SQM, Plot no. P17258, Vijibweni, Kigamboni, Dar es salaam hereinafter referred to as the "property") within Vijibweni, Kigamboni in Dar es salaam.

Now, Therefore, The Parties Agree as Follows:

1. Description of Premises

That the said leased property is on Plot No. P17243, P17253 and P17258 within Vijibweni, Kigamboni, in Dar es salaam.

2. Duration

That the lease shall commence on the date of signing of this agreement and continue for a period of **Ten (10) Years** commencing on **13/03/2025 to 13/03/2035** subject to renewal for another period to be agreed upon and an option to buy.

3. Rental Payment

The Lessee shall pay the Lessor a rental fee of **TZS 50,000,000/= (Tanzanian Shillings 5,000,000/=) per year**, payable annually in advance or in such installments as the parties may mutually agree in writing.

4. Use of Land

The Lessee shall use the land strictly for commercial/business purposes and shall not carry out any illegal or environmentally hazardous activities.

5. Payment of rental changes

That, the lessee covenants with the lessor that the lessee shall pay the lessor the agreed rental fee in full in cash, the rental shall be collected by the lessor. That should the lessee fail to pay any annual rental fee on the day the same becomes due, which is exactly the end of each year, the lessor has the right at once to terminate this Agreement.

6. Rates and or Taxes

That, the Lessee covenants with the Lessor that it shall be fully responsible for timely payment of all utility bills including but not limited to electricity bills, water bills, waste disposal bills, and any other bills resulting from use of facilities in the property or services provided to the Lessee in the premises by third parties on order of the Lessee until vacant possession thereof of the premises shall have passed to the lessor and the Lessee undertakes to indemnify the Lessor against all actions, proceedings, claims and demands arising out of and in connection with or incidental to the breach by the lessee of this covenant.

7. Maintenances and Improvements

The Lessee shall maintain the leased property in good condition and may, at its own cost, construct temporary or permanent structures/improvements. Any permanent improvements shall become part of the land unless otherwise agreed.

8. Un- Authorized additions/alterations

That the Lessor covenants with the Lessee that no alterations, renovations or any amelioration shall be made on the premises without the written consent of the Lessor having first been obtained

9. No unauthorized Sub-letting of Lease

That the parties' covenants that the Lessee shall not assign his interest in the said Premises under or transfer this Agreement nor underlet the premises or part with the possession thereof without consent in writing of the Lessor.

10. Option to purchase.

The Lessor hereby grants the Lessee an exclusive and irrevocable Option to Purchase the Leased Property at any time during the lease term under the following conditions:

Option Period: The option may be exercised at any time within the 5-year lease period.

Purchase Price: The purchase price shall be agreed in advance by both parties or determined through a professional valuation at the time of exercising the option.

Notice of Exercise: The Lessee shall notify the Lessor in writing not less than 90 days before the intended date of purchase.

Execution of Sale: Upon exercise of the option and payment of the agreed purchase price, the Lessor shall execute all necessary documents to transfer legal title to the Lessee.

11. Termination

This lease may be terminated before expiry by mutual agreement or due to breach of contract by either party, subject to a 90-day written notice.

12. Applicable Law

That this Agreement is governed by and shall be construed according to the laws of the United Republic of Tanzania, also it constitutes the entire understanding between the parties and supersedes any prior agreements or understandings.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement the day and year above written or have caused this lease agreement to be executed by their respective officers thereunto duly authorized.

SEALED with the COMMON SEAL of the said
**MR. MWAZANI RAMADHANI
OTHMANI AND MR. AMOS
ISAAC HOZA.**



LESSOR

This **March** Day of **13th**
2025

Full Name MWAZANI RAMADHANI OTHMANI

Signature [Handwritten Signature]

Postal Address DAR ES SALAAM

Full Name AMOS ISAAC HOZA

Signature A. I. Hoza

Postal Address 1224 DAR ES SALAAM

SEALED with the COMMON SEAL of the said
SPACE V COMPANY LIMITED



This **March** Day of **13th** **2025**

Full Name ZHANG MINMIN

Signature [Handwritten Signature]

Postal Address 1224 DAR ES SALAAM

Designation COMPANY DIRECTOR

Full Name AMOS ISAAC HOZA

Signature A. I. Hoza

Postal Address: 1224 DAR ES SALAAM

Designation: DIRECTOR

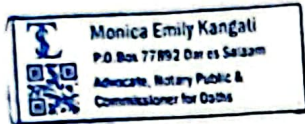
Full Name: MONICA EMILY KANGALI

Signature *Monica*

Postal Address P.O. Box 77892 Dar es Salaam

Designation ADVOCATE

BEFORE ME:



COMMISSIONER FOR OATHS



THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1045877**

Date of Registration: **05-Sep-2023 [04:56]**

Amos Isaac Hoza

REGISTRAR OF TITLES
 (11-Sep-2023)

Registered under section 27 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **AMOS ISAAC HOZA** of P.O. BOX 80167, Kigamboni, Dar es Salaam and **MWAZANI RAMADHANI OTHMANI** of P.O. BOX 80167, Kigamboni, Dar es Salaam, as Joint Tenants (hereinafter called "the Occupier") are entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of sixty six (66) years from the first day of July two thousand and twenty three according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

II. DESCRIPTION OF THE PROPERTY

District: Kigamboni

Location: VIJIBWENI

Block: -

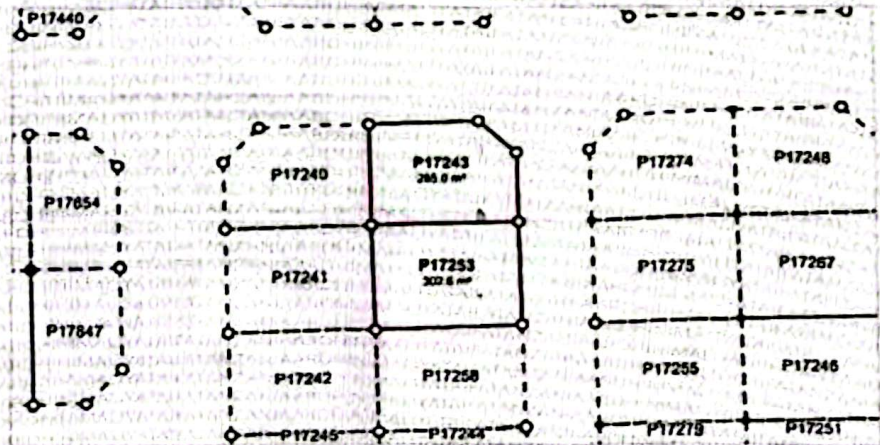
Plot No.: P17243, P17253

Area: 587.55 Square Metres

Reg. Plan No.: DSMS0025545

Plot Reference Points (Part of):

| TAREF11 / UTM ZONE 37S | | |
|------------------------|-----------|------------|
| | X | Y |
| 1 | 536683.44 | 9241333.14 |
| 2 | 536698.43 | 9241333.58 |
| 3 | 536704.21 | 9241303.91 |
| 4 | 536684.22 | 9241303.15 |



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Residential purposes only. Use Group(s) and Use Class(es) A (a), (c); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (05-Sep-2023)





THE UNITED REPUBLIC OF TANZANIA
CERTIFICATE OF OCCUPANCY
 THE LAND ACT, Cap 113
 (Under Section 29)



Title Number: **DSMT1048084**

Date of Registration: **23-Jan-2024 [16:15]**

REGISTRAR OF TITLES

(13-Jun-2024)

Registered under section 35 of the Land Registration Act (Cap 334).

I. REGISTERED OCCUPIER AND TENURE

THIS IS TO CERTIFY that **AMOS ISAAC HOZA** of P.O. BOX 33335, Kigamboni, Dar es Salaam, share (1/2) and **MWAZANI RAMADHANI OTHMANI** of P.O. BOX 33335, Kigamboni, Dar es Salaam, share (1/2) (hereinafter called "the Occupier") are entitled to the Right of Occupancy (herein called "the Right") in and over the land described herein (hereinafter called "the land") for a term of **sixty six (66) years from the first day of January two thousand and twenty three** according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution thereof amendment thereof and to special conditions.

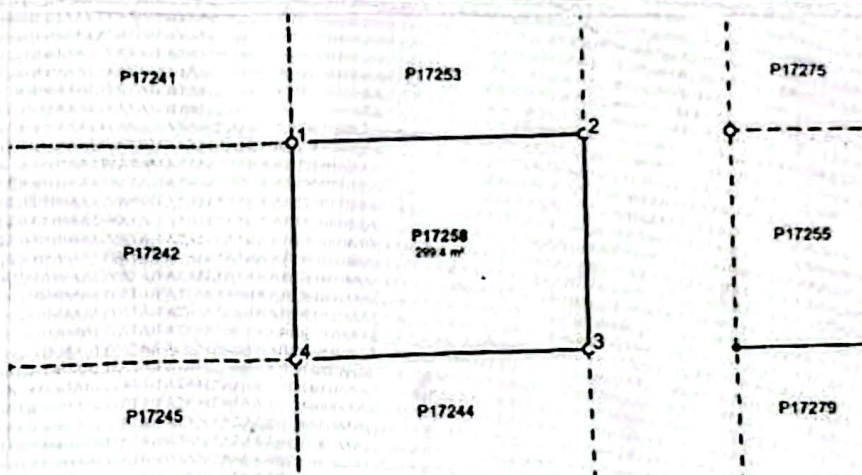
II. DESCRIPTION OF THE PROPERTY

District: Kigamboni
 Location: VIJIBWENI
 Block: -
 Plot No.: P17258
 Area: 299.43 Square Metres
 Reg. Plan No.: DSMS0025545

Plot Reference Points (Part of):

TAREF11 / UTM ZONE 37S

| | X | Y |
|---|-----------|------------|
| 1 | 536684.22 | 9241303.15 |
| 2 | 536704.21 | 9241303.91 |
| 3 | 536704.60 | 9241288.91 |
| 4 | 536684.61 | 9241288.22 |



III. CONDITIONS OF THE RIGHT

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Residential purposes only. Use Group(s) and Use Class(es) A (a); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. Any other conditions prescribed under the Land Act and any other written law or regulations.

IV. DISCLAIMER

The contents of this Certificate of Occupancy do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

GIVEN under my hand and my official seal the day and year first above written.

COMMISSIONER FOR LANDS
 (19-Jun-2024)

