

LEASE AGREEMENT

BETWEEN

SECRET VICTORY INTERNATIONAL LIMITED

(LESSOR)

AND

SPACE V COMPANY LIMITED

(LESSEE)

**RELATING TO THE LEASE OF THE OFFICE SPACE ON PLOT NO. 12, BLOCK G, HOUSE
NO. 1, KIJITONYAMA, KINONDONI, DAR ES SALAAM.**

THIS LEASE AGREEMENT is made this 03, day of 13th, 2025

BETWEEN

SECRET VICTORY INTERNATIONAL LIMITED with TIN number 165-968-956 and **P.O. BOX 36552 DAR ES SALAAM** (hereinafter referred to as the "Lessor" which expression shall include the successors in title or assignee) of the one part.)

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 150 SQM, on Plot. 12, Block G, House number 1, **Mpakani "A", Kijitonyama, Kinondoni, Dar es salaam** hereinafter referred to as the "property") within **Mpakani "A", Kijitonyama, Kinondoni in Dar es salaam.**

AND

WHEREAS, the lessor is desirous of leasing part of the premises to the Lessee and the latter is desirous of receiving the premises from the Lessor for a consideration of **Tanzania Shillings 250,000 Tshs. /=** per month (hereinafter referred to as "rental fee" on the conditions hereinafter appearing: -

1. Description of Premises

That the said leased property is on Plot No. 12, Block G, House number 1 within **Mpakani "A", Kijitonyama, Kinondoni, 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 **One (1) Year** commencing on **13/03/2025** to **13/03/2026** subject to renewal for another period to be agreed upon.

3. 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.

4. 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.

5. Lessee to Keep Premises clean

That the Lessee further covenants with the Lessor that it shall keep the premises clean and in a tidy condition and free from all rubbish or pools.

6. 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

7. 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.

8. Option of renewal

That the Lessee may, at the conclusion of the above-mentioned period and subject to other conditions of Agreement stated hereinabove, not be allowed for a renewal of this lease.

9. Termination

That, should the Lessee fail to pay rental charges on the day the same become due or at the latest within one week thereafter or commit any breach of the terms or conditions of the Lease the Lessor shall have the right at once to terminate this Lease and to re-entry and take possession of the said premises and dispose thereof as he may think fit anything to the contrary herein contained notwithstanding and without prejudice to any claim on the Lessor's part for arrears of rent, damages or otherwise.

10. Applicable Law

That this Agreement is governed by and shall be construed according to the laws of the United Republic of Tanzania then in force.

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

SECRET VICTORY
INTERNATIONAL LIMITED.

This 03 day of 13th 2025

Full Name: Thomas Patrick Marjawa
Signature: T.P. Marjawa
Postal Address: Dar es Salaam
Designation: DIRECTOR



LESSOR

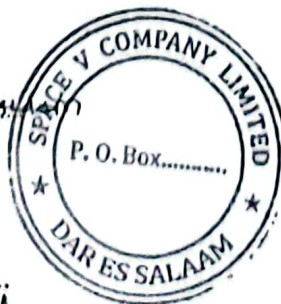
Full Name: GUIFANY WANHA
Signature: [Signature]
Postal Address: 36552 Dsm
Designation: DIRECTOR

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

This 03 day of 13th 2025

Full Name: Amos Isaac HOZA

Signature: A.I. Hoza
Postal Address: 1224 Dar Es Salaam
Designation: DIRECTOR



LEESE

Full Name: Zhang Minmin
Signature: [Signature]
Postal Address: 1224 Dar es Salaam
Designation: Director

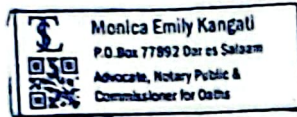
Full Name: MONICA EMILY KANGALI

Signature *Monica*

Postal Address P.O. BOX 77892 DAR ES SALAAM

Designation ADVOCATE

BEFORE ME:



COMMISSIONER FOR OATHS