

**THE LAND ACT, 1999**  
**(No. 4 OF 1999)**  
**(UNDER SECTION 23 & 179)**  
**“LEASE AGREEMENT”**

**LEASE AGREEMENT**

made this 01 day of October, 2024 BETWEEN

**HAM IMPORT & EXPORT, P.O BOX , DAR ES SALAAM.**

(hereinafter referred to as the “Lessor”) of the one part

and

**Bit Tech LIMITED** of Mindu Street, Plot 459, Upanga, P. O. Box 13464, Dar es Salaam, TANZANIA. Tel: +255 754 303031 Fax: +255 222 137642, a limited liability company established and existing under the laws of the United Republic of Tanzania (hereinafter referred to as the “Lessee”) of the other part.

**WHEREBY IT IS AGREED AS FOLLOW:**

1. The Lessor agrees to let to the Lessee and the Lessee agrees to take and occupy the PARTIAL PREMISES (as depicted on the survey attached to the lease) as per the shop layout drawing attached.
2. The Title Deed is provided the Lessor agrees to let to the Lessee and the Lessee agrees to take and occupy THE PARTIAL PREMISES (as depicted on the survey attached to this Lease) for a term of Three ( 1 ) years from the 01.11.2024 to the 31.10.2025, **referred to as the INITIAL TERM**. The TERM hereby created may at the option of the Lessee be extended for a further term of One ( 1 ) years serving to the Lessor Written Notice of at least two 2 months before the expiry of the initial term of the Lease granted,
3. The address of the PARTIAL PREMISES is: **UPANGA, MINDU STREET.**
4. The premises size is \_\_\_ meters by \_\_\_\_\_ meters as per the attached sketch.
5. The Lessor has allow the Lessor access to take pictures inside the PARTIAL PREMISES.
6. The Lessor will provide the Liseni ya Makazi for the Lessee to verify with the Land office of the Government of Tanzania.
7. The Lessor will make sure that the electricity in the property is secure and that a duly qualified electrician has confirmed in writing that the electrical work is safe and secure.
8. The monthly Rent shall be **TZS 9,240,200** Less **10% WHT** (the “Rent”); provided, however, the Rent shall be refunded on a pro rata basis by the Lessor to the Lessee if (a) the Lessor has the title deed lawfully taken from him (the lessor).

  
Certified as True Copy of the Original  
**Frank Mujaya Nkanda**  
Advocate, Notary Public & Commissioner  
for Ombudsman  
Sign: *Frank Nkanda*  
Date: 13.03.2025



24. Duly performing its obligations and upon observing all the covenants and conditions hereinbefore stipulated, the Lessee shall enjoy peaceful occupation of the aforesaid premises without any interference or Interruption by the Lessor or any other person claiming or his behalf.
25. The Lessor reserves the right to terminate this contract if the Lessee breach the mentioned agreement of this contract or if the Lessee fails to rectify the breach within \_\_\_\_\_ ( ) days of receiving written notice to rectify the breach.

IN WITNESS WHEREOF the parties have hereto set their hands, this day of 01/11/2024

Signed and Delivered by the said }  
HAM IMPORT & EXPORT }  
PAUL NDWATA in the presence }  
 Of Landlord }

*Paul Ndwata*  
 .....  
**LANDLORD**

Signed and Delivered by on behalf of the said }  
**BIT TECH LIMITED**, by its duly }  
 Authorized representative **Chetan Chudasama** }  
 Account who is known to me }  
 personally }  
 This 01 day of 10 2024 }

*Chetan Chudasama*  
 .....  
**TENANT**

Signature:

Name:

Address:

Designation:

*Chetan Chudasama*  
Chetan Chudasama  
13464  
DIRECTOR



**Frank Mujaya Nkanda**  
 Advocate, Notary Public & Commissioner  
 for Oaths  
 Sign: *Frank Mujaya Nkanda*  
 Date: 13.03.2024