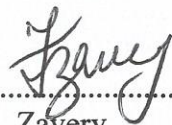


LONG TERM LEASE AGREEMENT

I, the undersigned, Amatuzahra F. Zavery of P.O. Box 395, Arusha, Tanzania hereby grant the following long term lease for ten years to BABJI TOURS AND SAFARIS LIMITED of P.O. Box 395, ARUSHA, to use the same for their business activities.

1. Plot No. 501, Block 'H', Njiro, Arusha Municipality.
Title No. 13292, Land Office No. 165323
Term 33 years from 1st January, 1997.
2. Plot No. 503, Block 'H', Njiro, Arusha Municipality
Title No. 16010, Land Office No. 150742.
Term 33 years from 1st April, 1993.

Dated at Arusha, 30th April, 2024


.....
A. F. Zavery
Director / Shareholder.

**DEED OF ASSIGNMENT OF A RIGHT OF OCCUPANCY
LAND OFFICE NO. i) 165323 and ii) 150742
TITLE NO. i) 13292 and ii) 16010,
PLOT NO. i)501 and ii)503, Block 'H'
SITUATED AT NJIRO, ARUSHA MUNICIPALITY.**

THIS ASSIGNMENT MADE AT ARUSHA THIS th 28th DAY OF MAY 2024

BETWEEN

MRS. AMATUZHARA F. ZAVERY of Post Office Box 395, ARUSHA (hereinafter referred to as the 'Assignor") of the ONE PART.

AND

BABJI TOURS AND SAFARIS LTD of Post Office Box 395, ARUSHA (hereinafter referred to as the 'Assignee") of the OTHER PART.

WHEREAS:

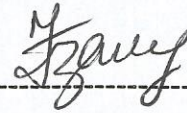
1. The Assignor is the lawful owner of the Right of Occupancy registered as L.O.No.i) 165323 and ii) 150742 and Title No.i) 13292 and ii) 16010, situated at Njiro, Arusha Municipality.
2. The Assignor is ready and willing without duress to assign her said Right of Occupancy to the Assignee as part of her share.
3. The Assignor is one of the Directors of the Assignee with 20% shares.
4. The Assignee is a limited liability Company with registration No. 78196 and it is ready and willing without duress to be assigned the Right of Occupancy of the Assignor.

NOW THIS DEED WITNESSETH as follows:

1. THAT, the Assignor do hereby willingly and without duress assign her Right of Occupancy referred to above.
2. THAT, the Assignee do hereby willingly and without duress agree to be assigned the Right of Occupancy by the Assignor as above registered.


IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

SIGNED and DELIVERED by
MRS AMATUZAHRA F.ZAVERY who is known to me
personally/identified to me personally
in my presence this ^{28th} day of May, 2024
at Arusha.



BEFORE ME:


Signature
Name
Address
Qualification


MANASSE L. KEENJA
P.O. Box 1844 ARUSHA
ADVOCATE



SIGNED AND DELIVERED by BABJI TOURS & SAFARIS LTD. In the presence of us both this ^{28th} day of May, 2024.

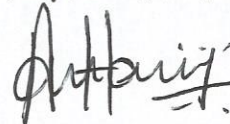
NAME: HUSSEIN F. ZAVERY

SIGNATURE: 

POSTAL ADDRESS: P.O. Box 395, ARU

QUALIFICATION: DIRECTOR.

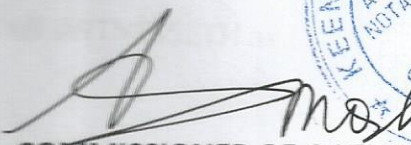
NAME: ABIZAR AMIJI

SIGNATURE: 

POSTAL ADDRESS: P.O. Box 395, ARUSHA.

QUALIFICATION: DIRECTOR

WITNESS:


COMMISSIONER OF OATHS.



**DEED OF ASSIGNMENT OF A RIGHT OF OCCUPANCY
LAND OFFICE NO. 234755
TITLE NO. 19661, PLOT NO. 500 SITUATED AT NJIRO, ARUSHA MUNICIPALITY.**

THIS ASSIGNMENT MADE AT ARUSHA THIS ^{7^h}~~28~~ DAY OF MAY 2024

BETWEEN

MR. HUZefa F. Zavery of Post Office Box 345, ARUSHA (hereinafter referred to as the 'Assignor") of the ONE PART.

AND

BABJI TOURS AND SAFARIS LTD of Post Office Box 395, ARUSHA (hereinafter referred to as the 'Assignee") of the OTHER PART.

WHEREAS:

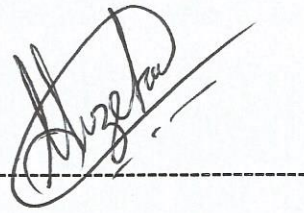
1. The Assignor is the lawful owner of the Right of Occupancy registered as L.O.No.234755, Title No.19661,situated at Njiro, Arusha Municipality.
2. The Assignor is ready and willing without duress to assign his said Right of Occupancy to the Assignee as part of his share.
3. The Assignor is one of the Directors of the Assignee with 15% shares.
4. The Assignee is a limited liability Company with registration No. 78196 and it is ready and willing without duress to be assigned the Right of Occupancy of the Assignor.

NOW THIS DEED WITNESSETH as follows:

1. THAT, the Assignor do hereby willingly and without duress assign his Right of Occupancy referred to above.
2. THAT, the Assignee do hereby willingly and without duress agree to be assigned the Right of Occupancy by the Assignor as above registered.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

SIGNED and DELIVERED by
MR. HUZefa F. ZAVERY who is known to me
personally/identified to me personally
in my presence this ^{28th} day of May, 2024
at Arusha.



BEFORE ME:

Signature



Name

ZANASSE L. KEENJA

Address

P.O. Box 1844 Arusha

Qualification

ADVOCATE




SIGNED AND DELIVERED by BABJI TOURS & SAFARIS LTD. In the presence of us both this
^{28th} day of May, 2024.

NAME: HUSSEIN F. ZAVERY

NAME: ABIZAR AMISI

SIGNATURE: 

SIGNATURE: 

POSTAL ADDRESS: P.O. Box 395, ARU.

POSTAL ADDRESS: P.O. Box 395,
ARUSHA

QUALIFICATION: DIRECTOR.

QUALIFICATION: Director

WITNESS:



COMMISSIONER OF OATHS:

