

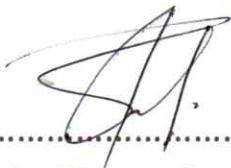
LEASE AGREEMENT

This Lease is made in the 1st of January 2023, by and between Mr. Collin Lema (hereinafter Landlord and NYUMBANI COLLECTIONS LTD (hereinafter Tenant). In consideration for the mutual promises and covenants contained herein, and for the good and valuable consideration, the parties hereby agree as follows:

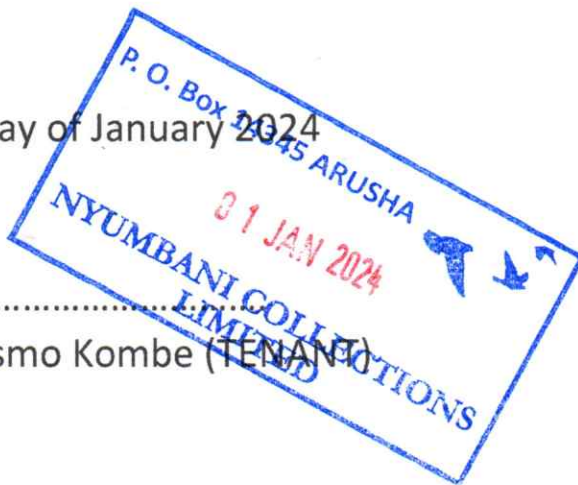
1. The Landlord lease to the Tenant and the Tenant rents from the Landlord the following described premises, sakina, Kiranyi.
2. The term of the Lease shall be for 1 years commencing January 2024 and ending December 2024
3. The Tenants shall pay to the Landlord as rent 3,300,000 TSH per year, in equal monthly installments of 275,000 TSH (per 3 or 6 month installment).
4. This Lease is subject to all present or future mortgages affecting the premises
5. Tenant shall use and occupy the premises only as an office subject at all times to the approval of the Landlord
6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord
7. The Landlord at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant: any repairs of maintenance necessary
8. The Tenant at his own expense, shall furnish the following: office furnishing or anything related to the company
9. The Tenant shall not permit or commit waste to the premises
10. The Tenant shall comply with all rules, regulations ordinances codes and laws of all governmental authorities having jurisdiction over the premises

11. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon
12. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without prior written consent of the Landlord, which consent may not be unreasonably withheld
13. At the end of the term of this Lease, the Tenant shall surrender and deliver up to the premises in the same conditions (subject to any additions, alterations or improvements, if any)as presently exists, reasonable wear and tear excluded.
14. Upon default in any term or condition of this Lease the Landlord shall have the right to undertake any of all other remedies permitted by law
15. This Lease Shall be binding upon, and inure to the benefit of the parties their heirs,successors,and assigns

Signed this 1st day of January 2024



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Mr. Simon Onesmo Kombe (TENANT)



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Mr. Collin Lema (Landlord)