

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

يَا أَيُّهَا الَّذِينَ آمَنُوا إِذَا تَدَايَنْتُمْ بِدِينٍ إِلَىٰ أَجَلٍ مُّسَمًّى فَاكْتُبُوهُ وَلْيَكْتُب بَيْنَكُمْ

Lease Agreement

This contract was concluded on 01/01/2025 between the following parties :

- SALUM NASSOR MATTAR, OF SLP 7325 DAR ES SALAAM, hereinafter referred to as the owner of the house.
- AFRIWORLD TRADE GROUP LIMITED, of SLP 19959 DAR ES SALAAM, telephone number 0746914300, hereinafter referred to as the lessee.

The Landlord agrees to lease a portion of his house situated at Swahili, Matumbi, Plot No. 17, Block "01" to the Tenant for office, commercial use subject to the following terms and conditions:

1. Rent includes three separate parts :

- A. OFFICE : It is located on the seventh floor of the owner's building, and the monthly rent is 850,000 shillings per month.
- B. SHOP : It is on Swahili street and its rent is 1,700,000 shillings per month.
- C. STORE 1 : which is behind the shop on Swahili street and its rent is 600,000 per month.

D. STORE 2: which is located in the entrance corridor of the building and its rent is 700,000 per month.

E. STORE 3: which is located at the second floor of the building and the rent is 650,000

F. STORE 4: which is located at the second floor of the building and the rent is 650,000

G. STORE 5: which is located in the entrance corridor of the building and its rent is 700,000 per month.

SUM of A-B-C-D-E-F:G : 5,850,000 per one month

2. This contract is valid for THREE years (3) from 01/01/2025 and ends on 12/31/2027. The contract may be extended by agreement of the parties.

3. The tenant shall not use the rented part of the house for any illegal, immoral or harmful activities such as gambling or alcohol trade. The Tenant must comply with all applicable laws and regulations and respect the rights and privacy of the Landlord and other Tenants or neighbors.

4. The tenant is responsible for maintaining and repairing the rented part of the house and does not make any changes or modifications without the consent of the owner of the house. The tenant must return the rented part of the house to its original condition at the end of the contract.

5. The tenant shall not rent, assign or transfer the rented part of the house to any other person or entity without the prior written consent of the landlord.

6. If the tenant wants to terminate the contract, he must notify the landlord in writing at least one month before the contract expiration date. In case of early termination, the tenant must pay the rent for the remaining period of the contract, unless the parties have agreed otherwise.

7. This Agreement represents the entire agreement between the parties and supersedes any prior oral or written agreement or understanding. Any amendment or amendment to this contract must be made in writing and signed by the parties.

8. The rental amount is paid to the lessor in cash every year according to the following date:

01/01/2025 Total amount = 702000000TSH

01/01/2026 Total amount = 702000000TSH

01/01/2027 Total amount = 702000000TSH

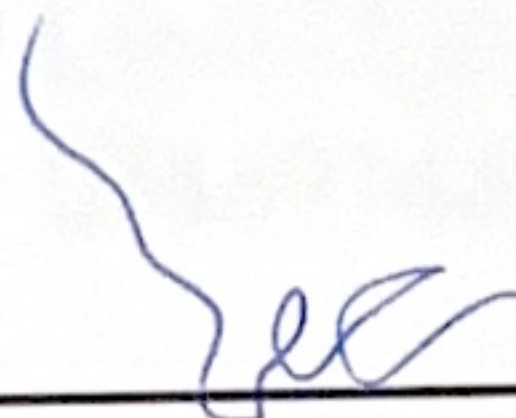
9. The parties hereby sign this contract in two copies and each party in one copy on the date and place mentioned above.

May God bless the parties to the deal

SALUM NASSOR MATTAR 
Land lord

AFRIWORLD TRADE GROUP LTD

Tenants

1. Seyed Hamed Rezaei 

2. Seyed Javad Rezaei 