

LEASE AGREEMENT

This Lease Agreement (“Agreement”) is made on this 1 day of 01, 2026,

BETWEEN

Leah Ngowi, of Arusha, United Republic of Tanzania (hereinafter referred to as the “Landlady”),

AND

BIO SOILZ EAST AFRICA LIMITED, a company duly incorporated under the laws of the United Republic of Tanzania, with Registration Number **192439469** (hereinafter referred to as the “Tenant”).

The Landlady and the Tenant are hereinafter collectively referred to as the “Parties.”

1. LEASED PREMISES

The Landlady hereby leases to the Tenant office premises located in **Arusha**, United Republic of Tanzania (hereinafter referred to as the “Premises”).

The Premises shall be used **strictly for office and business purposes** related to the Tenant’s operations.

2. TERM OF LEASE

The lease shall be for a **fixed term of three (3) years**, commencing on the 1 day of 01, 2026 and expiring on the 01 day of 01, 2029, unless terminated earlier in accordance with this Agreement.

3. RENT

1. The Tenant shall pay rent in the sum of **United States Dollars Two Thousand (USD 2,000) per month**.
2. Rent shall be payable **monthly in advance**.
3. Payment shall be made by **bank transfer / cash / cheque** to an account designated by the Landlady.

4. UTILITIES AND SERVICES

The Tenant shall be responsible for payment of all utilities and services consumed at the Premises, including but not limited to:

- Electricity
- Water
- Internet
- Telephone
- Waste collection

Unless otherwise agreed in writing.

5. MAINTENANCE AND REPAIRS

1. The Tenant shall keep the interior of the Premises clean and in good condition.
2. The Landlady shall be responsible for **major structural repairs**.
3. The Tenant shall be responsible for **minor repairs** arising from normal use.

6. ALTERATIONS

The Tenant shall not make any structural alterations to the Premises without the **prior written consent** of the Landlady. Any approved alterations shall become the property of the Landlady unless otherwise agreed.

7. SUBLETTING AND ASSIGNMENT

The Tenant shall not sublet, assign, or transfer this lease or any part thereof without the **prior written consent** of the Landlady.

8. TERMINATION

1. Either Party may terminate this Agreement by giving **three (3) months' written notice** to the other Party.
2. The Landlady may terminate this Agreement immediately if the Tenant:

- Fails to pay rent for more than 30days,
- Uses the Premises for illegal activities,
- Breaches any material term of this Agreement.

9. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the **laws of the United Republic of Tanzania.**

10. DISPUTE RESOLUTION

Any dispute arising out of this Agreement shall be resolved **amicably**. Failing which, the matter shall be referred to the **courts of Tanzania.**

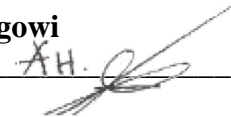
11. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes any prior understandings or agreements.

12. SIGNATURES

LANDLADY

Name: **Leah Ngowi**

Signature: 

Date: 1/1/2026

TENANT

For and on behalf of

BIO SOILZ EAST AFRICA LIMITED

Registration No: **192439469**

Name: **CONSOLATA MALKIA RUTA**

Title: **SECRETARY**

Signature: 

Date: 1/1/2026



Name: ERMIAS AYELE YIRGU

Title: Director

Signature: [Handwritten Signature]

Date: 1/1/2026

BEFORE ME:

Name: ALICE J KICHAO

Title: ADVOCATE

Signature: [Handwritten Signature]

Date: 1/1/2026

