

LEASE AGREEMENT

BETWEEN

**Kilimanjaro Gourmet Treants LTD
(LESSOR)**

AND

**BOLYDA BUILDING MATERIALS COMPANY LIMITED
(LESSEE)**

RELATING TO THE LEASE OF THE OFFICE SPACE ON PLOT NO.1050,KISARAWE KIGAMBONI,
DAR ES SALAAM



Both companies are duly registered under the law of Tanzania. With its principal place of Business located at Kilimanjaro Industrial Park, Kigamboni.

This Agreement is made and entered into on this day 01 Nov, 2025 ,by and between:

Kilimanjaro Gourmet Treants LTD a company duly registered under the law of Tanzania with its principal place of business located at Kilimanjaro Industrial Park, Kigamboni, kisarawe 11, Tanzania.

BOLYDA BUILDING MATERIALS COMPANY LIMITED 181-246-669 a company duly registered under the law of Tanzania with its principal place of business located at coca cola road mikocheni light industrial area, dar es slaam, Tanzania.

WHEREAS the Lessor and the Lessee (hereinafter referred to as the "parties" agree with each other in the following manner, that is to say the parties agree to enter into lease agreement for the premise leased by the lessor, that is 1,312.2 SQM, on Plot. 1050 block No 3 **KISARAWA II ward** hereinafte2r referred to as the "property") within **KIGAMBONI** in **DAR ES SALAAM**

AND

WHEREAS the Lessor is desirous of leasing part of the premises to the Lessee, and the Lessee is desirous of receiving the premises from the Lessor for a rental fee of **3,280,500 (TZS)** per month, amounting to **39,366,000(TZS)** for the twelve-month lease term.

1. Payment Terms

Lessee agrees to pay the following fees:

Rental Fee: 39,366,000(TZS)for One year (3,280,500 TZS per month)

2.Description of Premises

That the said leased property is on Plot No.1050 within **KIGAMBONI MWASONGA** in **DAR ES SALAAM**.

3.Duration

That the lease shall commence on the date of signing of this agreement and continue for a period of **Three years** commencing on **1st January 2025** subject to renewal for another period to be agreed upon.

4.Payment of rental changes

That, the lessee covenants with the lessor that the lessee shall pay the lessor the agreed rental fee in full in cash, the rental shall be collected by the lessor. That should the lessee fail to pay any annual rental fee on the day the same becomes due, which is exactly the end of each year, the lessor has the

WALS
ANIA

right at once to terminate this Agreement.

5.Rates and or Taxes

That, the Lessee covenants with the Lessor that it shall be fully responsible for timely payment of all utility bills including but not limited to electricity bills, water bills, waste disposal bills, and any other bills resulting from use of facilities in the property or services provided to the Lessee in the premises by third parties on order of the Lessee until vacant possession thereof of the premises shall have passed to the lessor and the Lessee undertakes to indemnify the Lessor against all actions, proceedings, claims and demands arising out of and in connection with or incidental to the breach by the lessee of this covenant.

The lessor bears the 10% withholding taxes of contract price, and the lessee bears the 1% of contracts price as stamp duty.

6 .Lessee to Keep Premises clean

That the Lessee further covenants with the Lessor that it shall keep the premises clean and in a tidy condition and free from all rubbish or pools.

7 .Un- Authorized additions/alterations

The Lessor covenants with the Lessee that no alterations, renovations, or amelioration shall be made on the leased premises without the prior written consent of the Lessor. Any modifications requested by the Lessee must be formally submitted in writing and may be subject to additional conditions set forth by the Lessor, including compliance with building regulations and environmental standards

8.Use of Property

Lessee shall use the leased premises exclusively for manufacturing industry. Lessee shall not engage in activities outside this scope without prior written consent from the Lessor. Any modifications to the property necessary for the manufacturing process must be approved by the Lessor and comply with all relevant laws and regulations.

9.Option of renewal

That the Lessee may, at the conclusion of the above-mentioned period and subject to other conditions of Agreement stated hereinafter, not be allowed for a renewal of this lease.

10.Termination

That, should the Lessee fail to pay rental charges on the day the same become due or at the latest within one week thereafter or commit any breach of the terms or conditions of the Lease the Lessor shall have the right at once to terminate this Lease and to re-entry and take possession of the said premises and dispose thereof as he may think fit anything to the contrary herein contained notwithstanding and without prejudice to any claim on the Lessor's part for arrears of rent, damages or otherwise.

11.Applicable Law

This Agreement is governed by and shall be construed in accordance with the laws of the United Republic of Tanzania in force at the time of execution. Any disputes arising under this Agreement shall be subject to the jurisdiction of the courts of Tanzania.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement the day and year above written or have caused this lease agreement to be executed by their respective officers thereunto duly authorized.

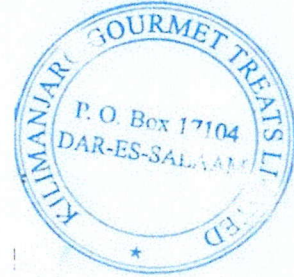
Kilimanjaro Gourmet Treants LTD (LESSOR)

NAME:

DIRECTORS [LESSOR] *[Handwritten Signature]*

Signature:

DATE:



WITNESS TO THE ABOVE SIGNATURES:

NAME: OMEGAH YUSUPH JEMMY

SIGNATURE: *[Handwritten Signature]*

ADDRESS: P.O. BOX 71729 DAR-ES-SALAAM

QUALIFICATION: ADVOCATE



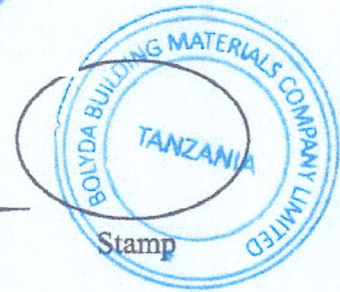
BOLYDA BUILDING MATERIALS COMPANY LIMITED (LESSEE)

NAME:

Signature: *[Handwritten Signature]*

DIRECTOR [LESSEE]

DATE: 2025.11.14



WITNESS TO THE ABOVE SIGNATURES:

NAME: OMEGAH YUSUPH JEMMY

SIGNATURE: *[Handwritten Signature]*

ADDRESS: P.O. BOX 71729 DAR-ES-SALAAM

QUALIFICATION: ADVOCATE



QUALIFICATION: COMMISSIONER FOR OATHS

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



LEASEHOLD TITLE DSMT1088723

Date Registered: 10-Sep-2025, 09:23

Parent Title: DSMT1086198



Handwritten signature

REGISTRAR OF TITLES
(11-Sep-2025)

I. REGISTERED LESSEES

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1st day of April 2025 to 31st day of March 2123:

Date of Registration/ Filed Doc. Number	Lessee details
10-Sep-2025, 09:23/ DSMF0040733	KILIMANJARO GOURMET TREATS LIMITED of P.O. BOX 22565, Kigamboni, Dar es Salaam

II. REAL PROPERTY

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District:	Kigamboni
Located in:	Mwasonga, Block -, Plot Number 1050 with total area 10,353.00 Square Metres
Use:	Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) M (a);

III. CONDITIONS

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) M (a); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

IV. DISCLAIMER

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

