

## SUB-LEASE AGREEMENT.

This SUB-LEASE AGREEMENT is made the 01 day of 01 2026.

### BETWEEN

HIVIEW INTERNATIONAL LTD of P.O. Box 105876 Dar es Salaam (hereinafter to be referred as the "Tenant" which expression shall where the context so admits include its assignees and successor in title) of the one part.

### AND

TOPKING COMPANY LTD of P.O. Box..... Dar es Salaam (hereinafter to be referred as the "SUBTENANT" which expression shall where the context so admits include assignees and successors in title) of other part.

### WITNESSETH AS FOLLOWS:-

1. That the **Tenant** and **Subtenant** shall together use the office of ten square meters within the Yard and office occupied by the HIVIEW INTERNATIONAL LIMITED leased at Mikocheni Industrial area, Kinondoni Dare es Salaam. Plot No. 05 Apt 05 Mikocheni B Street.
2. The **Subtenant** shall pay at the rate of Tanzanian Shillings Two Hundred Thousand only per month TZS. 200,000/=). The amount shall be paid in six months in a lump sum.
3. That the **Lessor** offers 10 square meter office within the premises described at paragraph one above (Mikocheni Industrial Area) Kinondoni, Dar es Salaam on lease to the **Lessee** from **01<sup>st</sup> Jan, 2026 to 31<sup>st</sup> Dec 2028**. (*Hereinafter called the effective date*) for a period of **one years** from the effective date at the monthly rent of TZS. 200,000/= the payment will be in every six months from the effective date. This Lessee agreement can be renewed on mutual agreement after expiry date of this 31<sup>th</sup> of Dec 2026
4. That upon execution of this Agreement and payment of the rent, the **subtenant** shall be entitled to enter into occupation of the said property together with Tenant.
5. That the **sublease** shall not carry out any alterations to the said property without prior written consent of the **LESSOR (Owner of the Yard and office)**. Any alteration will be taken at lesser expense which means tenant and subtenant herein.
6. That the subtenant shall use the said property (office) as the real estate office activities only. Shall not at any time on or after the signing of this agreement, use

the demised premises other than office purposes in accordance with this agreement.

7. That each part of this agreement agrees to be responsible for security of his items under custody.
8. That the **tenant and subtenant** shall pay all charges for electricity, water and other activities used by them on the said property during the term of this agreement.
9. That the **parties both** agrees that in event of failure on his part to pay the stated rent in advance this Agreement will be deemed terminated and the **subtenant** shall vacate the premises forthwith.
10. That the agrees to maintain the property and to give back full vacant possession of the said property to the **tenant** at the expiry of this Sub Lease Agreement in like condition of the property at the time of subleasing.
11. The tenant shall, pay withholding tax as the law requires. The withholding tax shall be paid during each installment excluded in the agreed rent.
12. The tenant shall be responsible for paying the land rent to the original landlord.

**13. BREACH OF CONTRACT.**

Either party commits a breach of contract where he fails to discharge any of his obligations under this Sublease Agreement.

**14. SETTLEMENT OF DISPUTES.**

The parties shall use the best efforts to settle all disputes arising out in connection with this Sublease Agreement or the interpretation thereof. On the expiration of thirty days from the occurrence of such dispute, the parties may refer the matter to the ordinary courts or tribunals in Tanzania.

**IN WITNESS WHEREOF** the parties have executed these presents in the manner and on the day and year hereinafter appearing.

**SIGNED** by the said Hiview International LTD

**SIGNED** and **SEALED with Common seal** of the said Hiview International Co. LTD for and on behalf of **TENANT** who is known to me personally and in the presence here in Dar es salaam this.....<sup>01</sup> day of.....<sup>01</sup>.....2026.



