LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 02 day of 01, 2026

BETWEEN

VERONICA CORRENTINE MMANDA, owner of premises located at Njiro Block C Plot No. 382/2/1, Arusha, Tanzania (hereinafter referred to as "the Lessor")

AND

AFRICAN GREENLAND SAFARIES of P.O. Box 10063, Arusha, Tanzania (hereinafter referred to as "the Lessee").

WHEREAS:
The Lessor is the lawful owner of office premises situated at Njiro Block C Plot No. 382/2/1, Arusha.

The Lessor has agreed to lease the premises to the Lessee under the terms and conditions set forth herein.

1. PREMISES

The Lessor hereby leases the office premises to the Lessee for business use only.

2. TERM

The lease shall run from 1 January 2026 to 31 December 2027. (2 YEARS)

3. RENT

a) Monthly rent of Tsh 500,000 per month shall be agreed between the parties and paid in advance.

b) Rent excludes general maintenance and security.

c) Utilities and garbage collection shall be paid separately by the Lessee unless otherwise agreed.

4. LESSEE'S OBLIGATIONS

The Lessee agrees:

- To pay rent on time.
- To use the premises for office purposes only.
- To maintain the interior in good condition, reasonable wear and tear excepted.
- To be responsible for minor repairs and internal fixtures.

- Not to make structural changes without written consent.
- Not to sublet or transfer the premises without consent.
- To report damages promptly.
- To allow inspection by the Lessor with reasonable notice.
- To return the premises in good condition upon termination.

5. LESSOR'S OBLIGATIONS

The Lessor agrees:

- To ensure peaceful occupation of the premises.
- To be responsible for major structural repairs not caused by negligence.
- To pay property taxes and statutory land charges.

6. TERMINATION

Either party may terminate this lease by giving three (3) months written notice.

7. GOVERNING LAW

This Agreement shall be governed by the laws of the United Republic of Tanzania.

8. DISPUTE RESOLUTION

Any dispute arising shall first be settled amicably; failing which either party may seek legal remedy.

IN WITNESS WHEREOF, the parties have signed this Agreement on the day and year first written above.

SIGNATURES

Lessor: _____

Name: Veronica Correntine Mmanda

Date: 01/01/2026

Lessee: _____

Name: George Augustino Kisuizo

Date: 01/01/2026