

e

## **LEASE AGREEMENT**

This agreement is entered into on this 14<sup>th</sup> day of March 2026

### **BETWEEN**

**GERALD MESHACK LAIZER P. O. BOX 7721 Dar es Salaam** (Hereinafter referred to as the “**LANDLORD or LESSOR**”) of the one part.

### **AND**

**TH VIETNAM TANZANIA LIMITED** of P.O.BOX 6819, Dar Es Salaam (Hereinafter referred to as the “**LESSEE or TENANT**”) of the second part.

**WHEREAS** the landlord is the legal owner of the farm located at Newala, Kitangali, Mkwiti area, within Mtwara region, for the purpose and relevance of this agreement, shall be hereinafter referred to as the “**PROPERTY.**”

**AND WHEREAS**, the said **LESSOR** has willingly agreed to let the **LESSEE** use the said property for office purposes only, and the **LESSEE** has accepted the same.

#### **1. NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -**

- a) The Landlord shall grant the Tenant, and the Tenant shall accept a lease of the said premises for a term of four year commencing on the 14<sup>th</sup> day of March 2026 and shall expire on 14<sup>th</sup> March 2030.
- b) The rent payable is United States Dollars one thousand per month (\$1000), which shall be paid on a one-year basis.
- c) This agreement can be terminated before the expiry of the fixed period stated above by either party giving a one calendar month notice in writing or by paying one month's rent instead of such notice.
- d) Should the tenant desire to renew the lease of the demised premises for a further term, then he or she shall give a one-month written notice before the expiry of this contract, and the rent shall be agreed upon by both parties.

#### **2. HEREWITH THE TENANT AGREES AS FOLLOWS: -**

- a) To pay the rent on time and in the manner aforesaid within 30 days of expiry.
- b) To pay all charges of power and other utility charges which may be incurred during the period of tenancy
- c) At all times to keep the premises, including electrical parts, fittings, paints, work, fixtures, doors, windows, electrical wires, and all other conveniences belonging thereto in good working condition throughout the said term and to replace any of the above-mentioned items should they become beyond repair due to negligence/ carelessness of the Tenant.

- d) Not to make any structural alterations to the office without first obtaining a written consent from the Landlord.
- e) To report immediately in writing to the Landlord any structural defect or other problem which may develop on/in the office.
- f) Not to allow to be done in the office, which may be illegal or cause damage, annoyance, and/or injury to the neighbours or other tenants and visitors.

**3. HEREWITH THE LANDLORD AGREES AS FOLLOWS: -**

- a) To pay land rates
- b) If and whenever the rent or any part thereof shall be in thirty days, whether legally demanded or not, or if the Tenant shall commit any breach of any of the provisions herein contained, and then the landlord may re-enter the said premises, and thereupon the Tenancy hereby created shall be terminated without prejudice or consequence to the Landlord.

**4. TERMINATION**

- (a) Either party shall terminate this agreement by giving 30 days' written notice. In the event this agreement is terminated due to reasons not attributable to the Lessee, the Lessor shall refund the entire service fee already paid and compensate the Lessee for any damages

**5. DISPUTE RESOLUTION**

- (a) Any dispute arising out of or in connection with this agreement shall first be resolved amicably through negotiations.
- (b) Where the negotiations fail, the matter shall be referred to the competent courts of law of the United Republic of Tanzania.

**6. GOVERNING LAW**

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

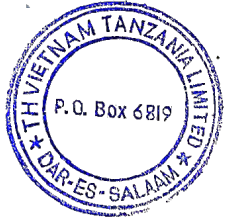
**IN WITNESS WHEREOF**, the parties herein have hereto signed this deed on the day, month, year, and in the manner as hereinafter appearing

**SIGNED and DELIVERED** by the said  
**GERALD MESHACK LAIZER**, who is known  
to me or has been introduced to me by  
the latter being known to me personally  
this 14<sup>th</sup> day of March 2026,

*G. Laizer*

**LESSOR**

**SIGNED and SEALED at DAR ES SALAM**  
with the common seal of **TH VIETNAM TANZANIA LIMITED**  
In our presence 14<sup>th</sup> day of March 2026



**LESSEE STAMP**

**IN OUR PRESENCE:**

NAME: **VAN THOALYU**  
SIGNATURE: *[Signature]*  
POSTAL ADDRESS: **P.O. BOX 6819 DAR ES SALAAM**  
DESIGNATION: **DIRECTOR**

**BEFORE ME:**

NAME: **BENSON BENASTO BENARD**

SIGNATURE: *[Signature]*



POSTAL ADDRESS: **6890 DAR ES SALAAM**

QUALIFICATION: **COMMISSIONER FOR OATHS**