

SUBSUB-LEASE AGREEMENT

BETWEEN

B&E AKO LAW

AND

BETRIEBSYSTEM COMPANY LIMITED

**FOR SUB-LEASE OFFICE ON PLOT NO: 30, HOUSE NO.7, URSINO STREET,
MIKOCHE NI DAR ES SALAAM.**

Dated this 1st day of November, 2025.

**DRAWN BY:
B&E AKO LAW
P.O.BOX 71748
KINONDONI
DAR ES SALAAM**

THIS SUB-LEASE AGREEMENT is made this 1st November 2025.

BETWEEN

B&E AKO LAW a company duly incorporated under the laws of the United Republic of Tanzania and having its registered address at **Plot No: 30, House No.7, Ursino Street, Mikocheni-Dar Es Salaam** (Hereinafter referred to as the **"Sub-Landlord"**, which expression shall where the context admits include its successors and assigns)

AND

BETRIEBSYSTEM COMPANY LTD, a company duly incorporated under the laws of the United Republic of Tanzania and having its registered address at **P.O. Box 2124, Musa Ward** (hereinafter referred to as the **"Sub-tenant"**, which expression shall where the context admits include its successors and permitted assigns).

PREAMBLE

WHEREAS the Sub-Sub-Landlord of office premises located at **Plot No: 30, House No.7, Ursino Street, Mikocheni Dar Es Salaam**;

AND WHEREAS the Sub-Sub-Landlord has agreed to Sub-Lease to the Sub-tenant, and the Sub-tenant has agreed to take on Sub-Lease from the Sub-Landlord, part of the said premises subject to the terms and conditions herein contained;

NOW THIS AGREEMENT WITNESSES as follows:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Agreement, unless the context otherwise requires:

(a) **"Premises"** means an **office space** with **50 square meters**, located at **Plot No. 30**, demised by the Sub-Landlord to the Sub-tenant under this Agreement.

(b) **"Sub-Lease Term"** means the fixed period commencing on 1st day of November, 2025 and expiring on **30th April 2026**.

(c) **"Rent"** means the total sum payable by the Sub-tenant in accordance with Clause 3.

1.2 Headings are for convenience only and do not affect interpretation.

2. DEMISE AND TERM

2.1 The Sub-Landlord hereby demises to the Sub-tenant and the Sub-tenant hereby takes from the Sub-Landlord the Premises for the Sub-Lease Term.

2.2 This Sub-Lease is for a **fixed term of Six (6) months** and shall automatically expire on **30th April 2026**, unless otherwise extended in writing by the parties.

3. RENT AND PAYMENT TERMS

3.1 The Sub-tenant shall pay to the Sub-Landlord rent at the rate of 200,000=Tsh **(Tanzanian shillings) per month.**

3.2 The Premises measures **50 square meters**, making the total monthly rent 200,000/= **(Tanzanian Shillings Two Hundred Thousand Only).**

3.3 The rent for the entire Sub-Lease Term of six (6) months, amounting to Tsh 1,200,000 **(Tanzanian Shillings One Million and Two Hundred Thousand Only)**, shall be paid **in full and in one lump sum** on or before the **Commencement Date (1ST November 2025).**

3.4 Failure by the Sub-tenant to pay the total rent in accordance with Clause 3.3 shall entitle the Sub-Landlord to treat this Agreement as null and void and to repossess the Premises without further notice.

4. PERMITTED USE

4.1 The Premises shall be used exclusively for **office purposes.**

4.2 The Sub-tenant shall not sublet, assign, or part with possession of the Premises without the prior written consent of the Sub-Landlord.

5. SUB-TENANT'S OBLIGATIONS

The Sub-tenant covenants with the Sub-Landlord as follows:

- (a) To comply with all laws, regulations, and building rules applicable to the Premises;
- (b) To maintain the Premises in Sub-tenantable condition (reasonable wear and tear excepted);
- (c) To promptly pay all utility charges including electricity, water, internet, and service charges;
- (d) Not to make alterations, additions, or affix signage without the Sub-Landlord's prior written consent.

6. SUB-LANDLORD'S OBLIGATIONS

The Sub-Landlord covenants with the Sub-tenant as follows:

- (a) To ensure quiet possession and enjoyment of the Premises during the Sub-Lease Term;
- (b) To maintain the structural integrity of the building and common areas.

7. TERMINATION AND DEFAULT

7.1 This Sub-Lease shall terminate automatically on **30th April 2026**.

7.2 Either party may terminate this Sub-Lease earlier in the event of a material breach by the other party, provided that **thirty (30) days' written notice** is given.

7.3 In the event of default by the Sub-tenant, including failure to comply with Clause 3, the Sub-Landlord shall have the right of re-entry and recovery of damages.

8. GOVERNING LAW AND JURISDICTION

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

8.2 Any dispute arising out of or in connection with this Sub-Lease shall be subject to the **exclusive jurisdiction of the courts of Tanzania**, unless otherwise settled through arbitration by mutual agreement.

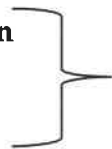
9. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties with respect to the subject matter and supersedes all prior negotiations and understandings.

10. EXECUTION

IN WITNESS WHEREOF the parties hereto have executed this Sub-Lease Agreement on the day, and year first written above.

SEALED at Dar es Salaam with Common
Seal of B&E AKO LAW on 10th
Day of November 2025.



Name: Victor Mrema,

Signature: 

Address: 7174 Dar es Salaam

Occupation: Partner.



SIGNED for and on behalf of the SUB-TENANT- BETRIEBSYSTEM COMPANY LTD.

BetriebSystem Company Limited.

Authorized Signatory

Name: **Marc-André Fischer**

Occupation: Director & Company Secretary



In the presence of:

Name: BEATHA GODFREY TELLI

Signature: 

Address: 5799 - DAR-ES-SALAAM -

Occupation: Advocate & Commissioner for oaths

