

LEASE AGREEMENT

BETWEEN

MMG GOLD LIMITED

AND

MAENDELEO TECHNOLOGIES LIMITED

THIS LEASE AGREEMENT is made this 1ST day of December **2025**

BETWEEN

MMG GOLD LIMITED of P. O. Box 105136 Dar es Salaam. (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

MAENDELEO TECHNOLOGIES LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 105134, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

- A. **WHEREAS**, the **Landlord** is the lawful owner of said **First Floor Oysterbay Shopping Center Located on Plot No. 344, Along Ghuba Road, Oysterbay, Dar es salaam.**
- B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

- 1. The Landlord shall
 - a) That this lease agreement will be for a term of ten (5) years, stating from 12th December, 2025 and as witnessed in the Lease Agreement between **MMG GOLD LIMITED** and **MAENDELEO TECHNOLOGIES LIMITED** which will be reviewed after every five years periods.

b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of USD 12,000 only, payable in advance for a period of every twenty-four months with effect from 12th December, 2025.

2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

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

SIGNED AND DELIVERED at Dar es Salaam by the said

MMG GOLD LIMITED

This 1st day of **December 2025**.

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LANDLORD

SIGNED AND DELIVERD at Dar es Salaam by the said

MAENDELEO TECHNOLOGIES LIMITED

This 1st day of December 2025



[Handwritten signature]
TENANT

BEFORE ME:

Name: Michael Muhanga

Signature... *[Handwritten signature]*

Adress: P.O Box 6380 Dar es Salaam

Qualification: Advocate

