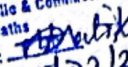


LEASE AGREEMENT

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 25/12/2026

This Commercial Lease Agreement ("Lease") is made and effective 10th December, 2025, by and between MARIAM HAULIARS COMPANY LIMITED P. O. Box 20696, Temeke District, Dar es Salaam Region -Tanzania [Landlord] and AFRISTAR LOGISTICS LIMITED, P. O. Box 80852, Dar es Salaam Region -Tanzania ("Tenant").

Landlord is the owner of vehicles parking yard and office at Kurasin-TEC, Mariam Hauliers Street, Temeke District, Dar es Salaam Region

and

Landlord makes available for lease of a vehicles parking yard and office at Kurasin-TEC, Mariam Hauliers Street, Temeke District, Dar es Salaam Region and

Landlord desires to lease the Leased the said parking yard and office to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

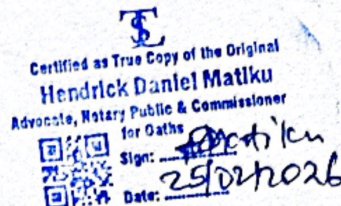
THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term.

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Initial Term" of three years (3) beginning 1st January, 2026 and ending 31st December, 2029. Landlord shall use its best efforts to give Tenant possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

B. Tenant may renew the Lease for extended term of another three years . Tenant shall exercise such renewal option, if at all, by giving written notice to Landlord not less than

ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as provided in this Lease.



2. Rental.

A. Tenant shall pay to Landlord during the Initial Term rental of ten million eight hundred thousands(Tsh 10,800,000) per year, payable each year. Each installment payment shall be due in advance on 31st day of December of each year during the lease term to Landlord at paid by cash.

B. The rental for any renewal lease term, if created as permitted under this Lease, shall be of ten million eight hundred thousands(Tsh 10,800,000) per year payable in every year.

3. Use

The leased area will be used by tenant for for vehicles parking yard and office and other commercial use.

4. Sublease and Assignment.

Tenant shall have the right without Landlord's consent, to assign this Lease to a corporation with which Tenant may merge or consolidate, to any subsidiary of Tenant, to any corporation under common control with Tenant, or to a purchaser of substantially all of Tenant's assets. Except as set forth above, Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

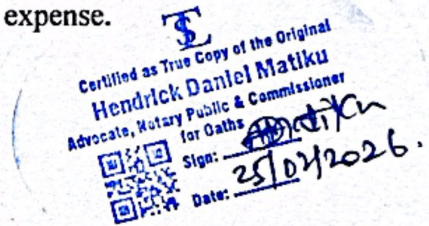
5. Repairs.

During the Lease term, Tenant shall make, at Tenant's expense, all necessary repairs to the Leased Premises. Repairs shall include such items as routine repairs of floors, walls, ceilings, and other parts of the Leased Premises damaged or worn through normal

occupancy, except for major mechanical systems or the roof, subject to the obligations of the parties otherwise set forth in this Lease.

6. Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Leased Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Leased Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Lease term or placed or installed on the Leased Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Lease provided that all damage to the Leased Premises caused by such removal shall be repaired by Tenant at Tenant's expense.



7. Property Taxes.

Landlord shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Lease term on the Leased Premises, and all personal property taxes with respect to Landlord's personal property, if any, on the Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

8. Termination

8.1 Either party may terminate this agreement

8.2 Lessor may terminate this agreement incase of non payment of rental on agreed terms and conditions

8.1 Either Party may terminate this Agreement by giving three (3) months' written notice.
8.2 The Lessor may terminate this Agreement immediately in case of non-payment of rent for more than 30 days or material breach by the Lessee.

9. RENEWAL

9.1 The Lessee shall have the option to renew the lease subject to mutual written agreement not less than sixty (60) days before expiry.

10. GOVERNING LAW

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

11. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first above written.

SIGNED for and on behalf of the LESSOR:

Name: SALAH AHMED MOHAMED

Title: MANAGING DIRECTOR

Signature: *[Handwritten Signature]*

Date: 12/02/2026

Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Handwritten Signature]*
Date: 25/02/2026

SIGNED for and on behalf of the LESSEE:

Name: SULTAN ABDALLAH SAID

Title: MANAGING DIRECTOR

Signature: *[Handwritten Signature]*

Date: 15/ Feb / 2026

BEFORE ME:

Name: EMMANUEL REGINALD TEMU

Title: Advocate

Signature: *[Handwritten Signature]*

Date: 12th February 2026

