



TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

Title. No.....
L.O.No. 1575474
L.D.NO/MVDC/LD/7529

Made and entered into this.....10.....day of06.....2025

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (thereinafter referred to as the "LESSOR") on the one part

AND

TANZANIA AGRIC-TECH DEVELOPMENT COMPANY LIMITED

of P.O Box 1189 MOROGORO and having certificate of incentives No. 202482145 (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in the Land Registry at DAR ES SALAAM under Title No..... in respect of land within **Plot No.12 Block 'L'** situated at **Wami sokoine in Mvomero District** and in the terms thereof is authorized to grant leases, the Lessor hereby demises unto the Lessee the land being more fully described in the schedule hereto for a term of **Ninety Eight** years commencing on the **First** day of **April, Two Thousand and Twenty Five** and expiring on the **Thirty first** day of **March, Two Thousand One Hundred and Twenty Two** subject to the provisions of the land Act No. 4 of 1999 and regulations made thereunder and subject to the following conditions:

The land and the buildings erected thereon shall be maintained and the same shall be used for Service **Industry Purposes only. Use Group 'M' Use Classes (a) (b) (c) and (d)** as defined in the as the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2025, thereafter continue to pay Tshs 1,862,632/= (Tanzania Shillings **one million eight hundred sixty two thousand six hundred thirty two** only) other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
 - (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease;
 - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes;
 - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the Land or improvements thereon;
3. **DEVELOP** the land to **Establish and operate for assembling of agricultural machinery and equipment project within thirty-six months** from the date of signing of this Derivative Right. To that end, the lessee shall;
 - (i) Submit building plans to the **Mvomero District** within six months from the commencement of this lease.
 - (ii) Begin construction of building(s) in permanent materials within six months after the approval of the plans.
 - (iii) Complete construction within thirty-six months from the day of commencement of this lease.
4. **BE RESPONSIBLE** for:
 - i. The protection of all beacons on the Land throughout the term of the Lease. Missing beacons will have to be re-established at any time at the Lessee's expenses as assessed by the Director responsible for Surveys and Mapping.
 - ii. Preserving the environment and protecting the soil against soil erosion: and do all things which may be required by the authorities responsible for environment, to achieve such objective.

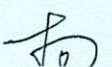
- iii. Fence the land with a good quality fencing, car parking spaces shall be provide as required by the Authority. Loading unloading facilities shall be provided within the boundaries of the land
5. **NOT** make any disposition to the leased land without prior consent of the lessor. In case of transfer the lessee is required to have developed the land substantially, while regarding mortgage the Lessee should present to the lessor a project evaluation report showing that the level of development on the land is at least 60% of the total investment cost as indicated in the investor's Business Plan.
6. Allow the lessor or any other authorized government officer to get access to the leased land for official duties.
7. **SUBJECT** to the foregoing conditions, enjoy permanent and exclusive rights of the leased land throughout the term of the Lease.
8. **YIELD** up the Lessor the Land and improvement in good order and condition upon determination of the Lease by affliction of time or otherwise.

PART B. THE LESSOR SHALL:

1. **ENSURE** that the Lessee paying rent and other charges hereby reserved in PART "A" Clause (1) hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.
2. **UPON** breach by the Lessee of any of the foregoing terms and conditions re-enter upon the land and improvements there on and forfeit the Lease and immediately thereupon the said term shall absolutely determine and whenever this power of re-entry and forfeiture shall arise the Lessor shall serve upon the Lessee a written notice specifying the nature and extent of the breach and requiring the Lessee to remedy the breach within the time to be specified in the said notice and also the action to be taken by the Lessor if the breach is not remedied within the specified period.

PART C: ARBITRATION

In the event of any dispute arising between the parties hereto in respect hereof either the Lessor or the Lessee may commence arbitration proceedings in conformity with the provision of Section 33 of the Tanzania Investment Act, No. 10 of 2022 or under the provision of the Arbitration Act, Cap 15 of the Laws of Tanzania.



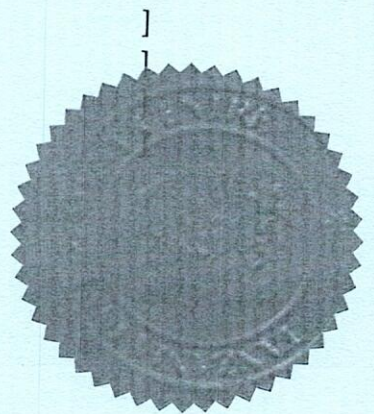
We, the within-named TANZANIA AGRIC-TECH DEVELOPMENT COMPANY LIMITED hereby accept the terms and conditions contained in the forgoing Lease Agreement.

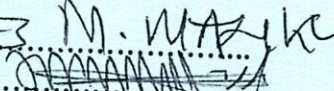
SCHEDULE


ALL that Land known as Plot No.12 Block 'L' situated at Wami sokoine in Mvomero containing three decimal point five one four (3.514) hectares shown for identification only edged black on the plan attached to this Lease Agreement and defined on the registered Survey Plan Numbered 206053 deposited at the Office responsible for Surveys and Mapping at Dar es salaam

SIGN HERE 

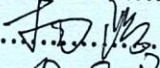
SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTRE and DELIVERED in the presence of us this 12 day of JUNE 2025

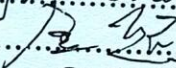


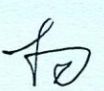
Name: JAMES M. MWAJUKU
Signature: 
Postal Address: 938 D EM
Qualification: AS AD

Name: MONICA MWAJUKU
Signature: 
Postal Address: 938 D SA
Qualification: LEGAL MANAGER

SEALED with the COMMON SEAL of the said TANZANIA AGRIC-TECH DEVELOPMENT COMPANY LIMITED and DELIVERED in the presence of us this 12 day of JUNE 2025

Name: JAMES MWAJUKU
Signature: 
Postal Address: P.O. Box 6633
Qualification: General Director

Name: Jim Chao
Signature: 
Postal Address: P.O. Box 6633
Qualification: General Director





TANZANIA INVESTMENT CENTRE

LEASEHOLD AGREEMENT

(Issued under Section 20 of the Land Act, Cap. 113 [R.E.2002])

THE UNITED REPUBLIC OF TANZANIA
THE LAND REGISTRATION ACT (CAP 334)
APPLICATION FOR LEASEHOLD TITLE
(Land Registry- Dar es Salaam)

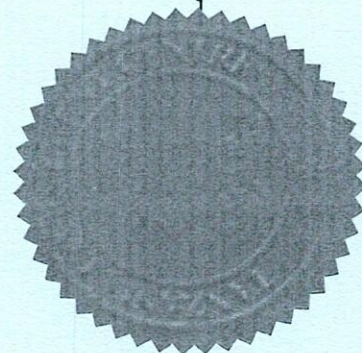
Title. No.....
L.O.No. 1575473
L.D.NO/MVDC/LD/7528

We, TANZANIA INVESTMENT CENTRE of P.O. Box 938 DAR ES SALAAM (Landlords) on the one part, and TANZANIA AGRIC-TECH DEVELOPMENT COMPANY LIMITED of P.O Box 1189 MOROGORO (Tenants) on the other part, have entered into Lease Agreement in respect of as Plot No.11 Block 'L' situated at Wami sokoine in Mvomero District Pursuant to that, we hereby SUBMIT the Lease Agreement for registration and APPLY for the issue of a Leasehold Title to the said Company, in respect of the said Land which is registered under the above Certificate of Title.

SEALED with the COMMON SEAL of the said
TANZANIA INVESTMENT CENTRE and
DELIVERED in the presence of us this.....
day of JUNE2025

Name: JAMES M. MAZIBU
Signature:
Postal Address: 938 DSA
Qualification: AG. EXD

Name: ANONICA MWAICU
Signature:
Postal Address: 938 DSA
Qualification: LEGAL MANAGER



TANZANIA INVESTMENT CENTRE

THE LAND ACT
(No. 4 of 1999)

DERIVATIVE RIGHT
(Under Section 20)

Title No.....
L.O.No. 1575473
L.D.NO/MVDC/LD/7528

Made and entered into this.....*17* day of*06*.....2025

BETWEEN

TANZANIA INVESTMENT CENTRE (TIC)

A body corporate established under The Tanzania Investment Act, 2022 (Act No. 10 of 2022) by order published in the Official Gazette as Government Notice No. 94 of 2023; of P.O Box 938 DAR ES SALAAM (hereinafter referred to as the "LESSOR") on the one part

AND

TANZANIA AGRIC-TECH DEVELOPMENT COMPANY LIMITED

of P.O Box **1189 MOROGORO** and having certificate of incentives No. **202482145** (hereinafter referred to as the "LESSEE") on the other part.

THIS LEASE WITNESSES as follows:

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The land and the buildings erected thereon shall be maintained and the same shall be used for Service trade Purposes only. Use Group 'M' Use Classes (a) (b) and (c) as defined in the as the Urban Planning (Use Groups and Use Classes) Regulations, 2018.

PART A: THE LESSEE SHALL:

1. **HAVING** paid in advance Land Rent up to June, 2025, thereafter continue to pay Tshs 2,039,705/= (Tanzania Shillings **two million thirty nine thousand seven hundred and five** only) other amount as assessed by the Commissioner for Lands or Authorised Officer being annual Land Rent, and 10% thereto being TIC Facilitation Fee, payable on the first day of July in every year of the term.
2. **BE** liable to pay any and all costs arising here from and in particular;
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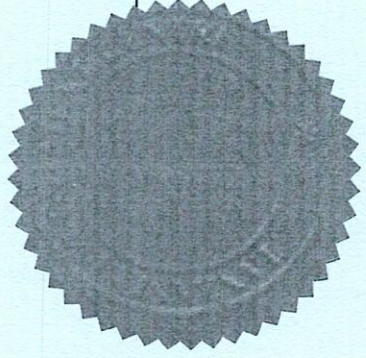
SCHEDULE

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SEALED with the COMMON SEAL of the said TANZANIA INVESTMENT CENTRE and DELIVERED in the presence of us this 12 day of June 2025

Name: JAMES M. MAZUKU
Signature: [Signature]
Postal Address: 938 DSM
Qualification: AG. EXP

Name: MONICA MWAJAG
Signature: [Signature]
Postal Address: 932 DSM
Qualification: LEGAL MANAGER



SEALED with the COMMON SEAL of the said TANZANIA AGRIC-TECH DEVELOPMENT COMPANY LIMITED and DELIVERED in the presence of us this 12 day of June 2025

Name: YAKUBU MWA
Signature: [Signature]
Postal Address: P.O. Box 6633
Qualification: General Director

Name: Jim Chao
Signature: [Signature]
Postal Address: P.O. Box 6633
Qualification: Director

[Handwritten mark]