

11th December, 2025

MANAGING DIRECTOR,

AFRICELL (SL) LTD

1 PIVOT STREET, WILBERFORCE,

FREETOWN.

Dear Sir/Madam,

Re: TWELVE (12) MONTHS NOTICE TO TERMINATE LEASE AGREEMENT BETWEEN MARY KANU (THROUGH HER LEGAL ATTORNEY MARY KARVIE KONNEH) AND AFRICELL (SL) LIMITED.

This is to acknowledge receipt on December 11, 2025, of your letter regarding the Bo Technical House at Plot No. 5 Hospital Road, Kakua Chiefdom, Bo District, Southern Province, and Republic of Sierra Leone. We note that the aforementioned correspondence bears an antecedent date of August 1, 2025.

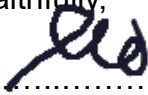
Our client interposes no objection to your client's vacating the demised premises, provided that such action is undertaken in a just and equitable manner, respecting all applicable legal principles. Referring to paragraph two (2) of your letter of termination, you stated that "the parties did not agree on terms for renewal". Please take notice that we agreed on every terms and by conduct had an agreement. We were asked to tender a bank account and even spoke of how the document could reach the landlady for her signature which was the only absence aspect of the agreement. While our client will not unduly encumber your organization by insisting upon renewal of the lease, we maintain that a valid agreement existed.

In light of the circumstances, we appreciate the management of Africell SL (LTD) for their tenancy of the premises over the past ten years. As the tenancy comes to an end, we respectfully remind them that, in accordance with the lease agreement, the premises must be surrendered in the agreed condition.

To ensure a smooth transition, please ensure that all outstanding utility charges are settled prior to vacating. We also request that all tenant-caused damages be repaired and that all personal property be removed on or before the move-out date. These are reasonable expectations regarding the condition of the property upon surrender.

Finally, we respectfully request the prompt remittance of the annual rental payment covering the twelve-month notice period, promptly, as stipulated in the lease agreement, given the circumstances surrounding the termination of the lease and the unmet expectations arising therefrom.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'Edith', written over a dotted line.

MADAM MARIAMA KANU (Through her lawful Attorney) EDITH MARY KARVIE KONNEH