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GASSI HOLDINGS LTD

P.O BOX 110335, Daresslaam, Tanzania
TIN NO.: 105-631-847, VRN NO.: 40-019654-C

1.1.2020

LEASE AGREEMENT

Factory premises at Plot 13B, Pugu Road

1. This lease agreement is made on the 1st day of January 2020 between Gassi Holdings Ltd & Colours & Compounds Ltd (Herein after called the tenant)
2. The premises are situated at plot 13B Pugu road, in Dares salaam
3. RENT – the tenant has agreed to rent the office space at the rate of Tz 4,000,000 per month payable 05 years in arrears. This is rent for use of the premises
4. Security services will be provided by Gassi Holdings
5. Initial Contracts is for five years renewable by mutual negotiations for further period
6. The tenant has the right of notice minimum six months and only once tenant has found an alternative office
7. The tenant hereby agrees to keep the premises in good condition
8. The tenant will make modifications to convert the premises into suitable factory premises. All costs are for the account of the tenant
 - a) Building & modifications
 - b) Drainage
 - c) Electricity power
 - d) Main areas
 - e) Roofing
9. The tenant is to give a three-month notice, if he/she is going to renew the contract or not.

I HEREBY CERTIFY THAT THIS IS A TRUE
COPY OF THE ORIGINAL
DAMIAN VICTUS
Advocate, Notary Public & Commissioner For Oaths
Signature: 
Date: 6/1/2020

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10. If either party breaches the contract, 50% of the contact sum will have to be paid to aggrieved party
11. The agreement will take effect from 1st January 2020 to 31st December 2025
12. The agreement is approved & signed by :

TENANT

NAME: Colours & Compounds Ltd

SIGNATURE: [Signature]

DATE: COLOURS & COMPOUNDS LIMITED
P. O. Box 5636
DAR-ES-SALAAM, TANZANIA

WITNESS

NAME: Zainab A. Sajan

SIGNATURE: [Signature]

LANDLORD:

NAME: Gassi Holdings Ltd

SIGNATURE: [Signature]

DATE: 1/01/2020

GASSI HOLDINGS LTD.
P. O. Box 110335
DAR-ES-SALAAM

WITNESS: TANZANIA

NAME: Atif Puthan

SIGNATURE: [Signature]

Duty $4000.000 \times 12 \times 1\% = 480.000$
Rentality 750.000

Total

1.230.000

1,230,000

998420048230

of 09/09/2020

Registered Manager