

THIS AGREEMENT made on 01/09/2019, BETWEEN JEJE INDUSTRIES LTD of POST OFFICE BOX 633, DAR ES SALAAM (here-in-after referred to as "The Landlord") of the one part and IMAGE MASTERS LTD., P.O.BOX 21219, DAR ES SALAAM (Here-in-after referred to as "The Tenant") of the other part.



WITNESS AS FOLLOWS:

1. The Landlord shall let the Tenant take and occupy the Godowns situated on PLOT NO.140 KIPAWA in the city/town of DAR ES SALAAM (here-in-after collectively referred to as "The said property") for the period 01/09/2019 up to 31/08/2023 paying therefore monthly rent in advance of US\$3931+ VAT only (US Dollar Three Thousand Nine Hundred Thirty One Plus VAT) or equivalent in T.shs at the rate prevailing at the time of making payment as here-in-after set out, subject to the following terms and conditions:-

2. THE TENANT HEREBY agree with the LANDLORD as follows:

- a) To use the demised premises as a Godown
- b) Not to assign, sublet, charge or otherwise dispose of the demised or any part thereof without the consent in writing of the Landlord PROVIDED THAT the occupation of the demised premises by an employee or person in the service of the Tenant, shall not constitute a breach of this covenants.
- c) To allow the Landlord or his duly authorized agent at all reasonable times to enter upon the demised premises and inspect the condition of same.
- d) To keep the interior of the demised premises environs and all additions there to including doors, windows, plumbing and electrical fitting and other fixtures and fittings within the demised premises clean and in tenantable repair, fair wear and tear accepted and to yield up the same at the determination of the tenancy.
- e) Not to erect on the demised premises or any part thereof any new building or construction nor make any alteration or addition to the demised premises.
- f) Not to do anything to the demised premises which in the opinion of the Landlord may at any time be or become a nuisance of annoyance to the neighbours.
- g) All goods stored in the Godowns to be insured by the tenant and loss or damaged by fire or theft is not Landlord responsibility. In short all goods stored at tenants risk.
- h) The Tenant shall be responsible for payment of stamp duty
- i) **Landlord is merely renting the godown. Thus, landlord will be absolved from all responsibilities and release from all claims and demand arising out of loss or damage of goods or other materials stored in the godown by the tenant, which may occur due to any reason whatsoever. Please treat this as a serious caution.**

2/.....

Certified True copy of the Original  
Sign: *Joseph Nicas Lukoa* Date: *30/09/20*  
**JOSEPH NICAS LUKOA**  
Advocate, Notary  
Public & Commissioner for Oaths

2/.....



3. THE LANDLORD HEREBY UNDERTAKE the following

- a) To pay all existing and future land rent and property taxes, rates and other outgoings this may be imposed upon the demised premises.
- b) To keep all the exterior of the demised premises, in good condition, PROVIDED THAT any damage caused by the Tenant to the demised premises shall be made good at the cost of the Tenant
- c) That the tenant paying the said rent, performing and observing the several covenants and conditions herein contained on his part, shall peacefully hold and enjoy the demised premises during the term claiming under or in trust for him.
- d) **There is no security provision from our end regarding the contents of the leased warehouse. The entire responsibility is on the tenant.**

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED as follows:-

- a) That it shall be lawful for the Tenant at anytime during the term hereby granted, to remove and take away for his own benefit from the demised premises the fixture, fittings articles and things which the Tenant may at anytime during the tenancy have attached, placed or set up in, upon or about the demised premises; provided that any damage caused to the premises in the course of removal of such fixtures, fittings, or things, shall be made good to the satisfaction of the Landlord.
- b) If the Tenant shall be desirous to renew the tenancy on the demised premises for a further period, the Tenant shall communicate in writing to the Landlord by giving not less than three months notice in advance. The new rent for any further period shall then be agreed upon between the Tenant and the Landlord
- c) To pay all fees for sanitary removal, all rates and charges for the use of, electricity and telephone in respect of the demised premises during the lease period.
- d) Three Month's notice should be served in writing by the party desiring to terminate the contract to the other party.

3/.....

Certified True copy of the Original  
 Sign: *Wloc* Date: *30/07/20*  
**JOSEPH NICAS LUKOA**  
 Advocate, Notary  
 Public & Commissioner for Oaths

3/.....

IN WITNESS WHEREOF the parties have duly executed these presents on the year above written and in the manner here-in-after appearing.



Sealed with the common seal of the

Said JEJE INDUSTRIES LIMITED  
.....)

And delivered in our presence this..... 01<sup>st</sup> SEPTEMBER Day of .....2019)

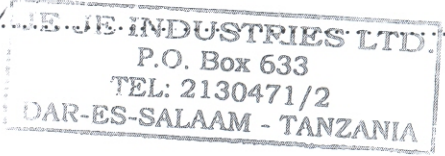
Signature.....)

MR. RAJESH KAKAD  
Name:.....)

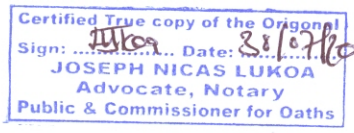
P.O.BOX 633, DAR ES SALAAM  
Postal Address:.....)

ASSISTANT ACCOUNTANT  
Qualification:.....)

Signature:.....)



4/.....



*Copy 15007 Bhs'*

4/.....

Sealed with the common seal of the said IMAGE MASTERS LTD,

And delivered in our presence this

01<sup>st</sup> SEPTEMBER  
..... Day of ..... 2019



Signature..... *[Handwritten Signature]*.....)

IMAGE MASTERS LTD,

Name: *Kaim Ladha*.....)

Postal Address: P.O.BOX 21219, DAR ES SALAAM

Qualification: DIRECTOR



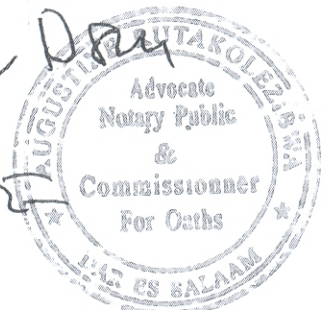
*Before: AUGUSTINE MUKOMBE*

*P.O. Box 4175, Dar*

Certified True copy of the Original  
Sign: *[Signature]* Date: *30/09/20*  
JOSEPH NICAS LUKOA  
Advocate, Notary  
Public & Commissioner for Oaths

*[Handwritten Signature]*

*[Handwritten Signature]*



Stamp Duty \$ 471.72  
WHT \$ 393.1 (Month of Sept 19)  
TOTAL \$ 864.82

Exchange rate 2300  
17/9/2019 *[Signature]*

STAMP DUTY  
Amt: 108 4956/- Collected  
Receipt No: 20 490699 Date: 6/9/19  
No:           
Regional Manager-Ilala Tax Region