

LEASE AGREEMENT

THIS AGREEMENT MADE THIS 8TH DAY OF APRIL, 2020 BETWEEN MR DAIMU SALUM MKWAWA OF P.O.BOX 11210 DARESSALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND M/S GUUSH INVESTMENT LTD OF P.O.BOX 21334 DARESSALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF A WAREHOUSE ON PLOT NO:28, KILWA ROAD, KIPALA AREA, MKURANGA DISTRICT, COAST REGION (HEREINAFTER CALLED THE "THE WAREHOUSE") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (5) YEARS EFFECTIVE FROM 1ST OF APRIL, 2020 TO 30TH OF APRIL, 2025 AT A TSH 500,000/= (FIVE HUNDRED THOUSAND ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID WAREHOUSE FOR ONE(1) YEAR AT TSH 500,000/= PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR ONE (1) YEAR BEING TSH 6,000,000/=(SIX MILLION ONLY) AND THE LESSOR ACKNOWLEDGES RECEIPT OF THE SAID RENT BY SIGNING THIS AGREEMENT.
3. THE LESSEE SHALL PAY ALL WATER AND ELECTRICITY CONSUMED.
4. THE LESSOR SHALL PEACEFULLY ALLOW THE TENANT TO HOLD AND ENJOY OCCUPATION OF THE SAID WAREHOUSE WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE WAREHOUSE TO OTHERS.

PROVIDED AND HEREBY AGREED;

EITHER PARTY SHALL BE AT LIBERTY TO TERMINATE OR RENEW THE SAID LEASE AGREEMENT BEFORE EXPIRATION OF THE TENANT BY GIVING THE EITHER PARTY THREE MONTHS NOTICE. IN WITNESS WHEREFORE, THE PARTIES HAVE HEREUNTO SIGNED /EXECUTED THIS AGREEMENT IN THE MANNER AND DATES AS HEREIN BELOW APPEARING:

1. MR DAIMU SALUM MKWAWA
P.O.BOX 11210 DARESSALAAM SIGNATURE OF LESSOR

Daimu Mkwawa

2. M/S GUUSH INVESTMENT LTD
P.O.BOX 21334 DARESSALAAM SIGNATURE OF LESSEE

Warsan

DATED AT Dar-es-salaam THIS 8th DAY OF April 2020

WITNESS TO THE ABOVE SIGNATURES -

NAME: PETER E. MAKUNDI

ADDRESS: 3143 MOROGORO

QUALIFICATION: ADVOCATE

SIGNATURE: *Peter Makundi*

