

LEASE AGREEMENT

This Agreement Made This 14th Day Of April, 2020 Between "SALUM AHMED SHAURI" Of P.O.Box 100049 Daressalaam (Hereinafter Called The "Lessor") Of The One Part And "M/S TOSHA TRANSPORT LTD" Of P.O.Box 14300 Dar-es-salaam (Hereinafter Called The "Lessee") Of The Other Part.

Whereas The Lessor Is The Owner Of A Yard On Plot No=38, Buza area, Temeke district, Dar-es-salaam (Hereinafter Called The "The Yard") Is Desirous Of Leasing To The "Lessee" For A Period Of (5) Years Effective From 1st May, 2020 To 30th May, 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 Yard 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 Yard Without Interruption.
5. The Lessee Shall Not By Any Means Sub-Lease The Yard 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. M/S Salum Ahmed Shauri
P.O.Box 100049 Dar-es-salaam Signature Of Lessor S. Shauri

2. M/S Tosha Transport Ltd
P.O.Box 14300 Dar-es-salaam Signature Of Lessee Khadar

Dated At Daressalaam This 14th Day Of APRIL 2020

Witness To The Above Signatures

Name: PETER E. MAKUNDI
Address: 3143 MOROGORO
Qualification: ADVOCATE
Signature: [Signature]

