

**LEASE AGREEMENT**

**THIS LEASE AGREEMENT** is made today the 31 day of March 2023

**BETWEEN**

**AZMINA AKBERALI JAMAL NANJI of P.O.BOX DAR-ES-SALAAM**  
(hereinafter called "The Landlord") of one part.

**AND**

**APOLLO LOGISTICS TZ LIMITED of P.O. BOX 45313 DAR-ES-SALAAM**  
(hereinafter called "The Tenant") of the other part.

Enter into Lease Agreement on the Property on **Plot No. 15** situated at Temeke, Chango,mbe Maduka Mawili-Changa Street .

**NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -**

(a) The landlord shall grant the Tenant a yard part of property on **Plot No. 16**

situated at Chango,mbe Maduka Mawili-Changa Street within **Temeke**

**Municipality** a lease of the said premises for a term of **five (6) Years** commencing

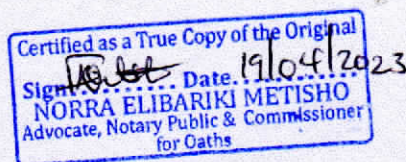
from **31<sup>st</sup> March , 2023** . Lease would Expire on **31<sup>st</sup> March, 2029**

(b) The Tenant in consideration of this agreement binds himself/herself to pay the

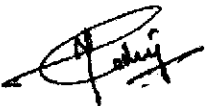
rent of **Six hundred thousand Shillings Only (TZS.600,000/=)** Per month

Including maintenance Excluding VAT. Maintenance includes security,

Generator fuel, and maintenance.



- (c) The rent is payable in advance every 6 (Six) Months which is nonrefundable.
- (d) The Tenant undertakes to deliver the premises in good condition to the Landlord at the termination of the lease and will be responsible to keep the premises clean and tidy during the tenancy.
- (e) The Landlord agrees not to assign, Sublet or part with the premises during the term of the lease.
- (f) The use of the premises will be for Office Purpose only.
- (g) Responsibility by the tenant or landlord for paying for the installation, repair upgrade/ and or enhancement of electrical and water services shall be predetermined and agreed in writing before either party engage such services. The said agreement will then form addendum to this lease agreement.
- (h) Either party can terminate the Lease by giving one month notice in writing anytime during the tenancy as Tenant was part of development of this house
- (i) The Landlord shall be responsible to pay Land rent plus all other duties payable by trade or business in relation to this Lease Agreement except for such taxes that are by situated payable by the tenant.



(j) After the expiry of the tenancy, the lease can be renewed at the mutual agreement

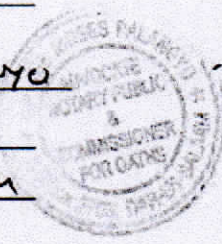
by both parties upon terms and conditions to be agreed upon at that time.

**SIGNED** and **DELIVERED** by the said |  
**AZMINA AKBERALI JAMAL NANJI** |  
Who is known to me personally/ |  
~~Identified to me by~~ ..... |  
The latter being known to me personally |  
In this 12<sup>th</sup> day of April ..... **2023** |  
In the presence of **Notary Public** :- |

*A:*

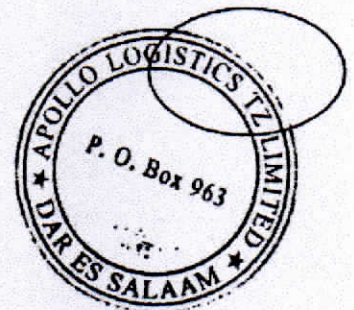
Name: AZMINA NANJI  
Signature: *A:*  
Address: P.O. Box 906 DSM  
Qualification: DIRECTOR

Name: GEORGE PALANGU  
Signature: *WPR*  
Address: P.O. Box 2703, DSM  
Qualification: ADVOCATE

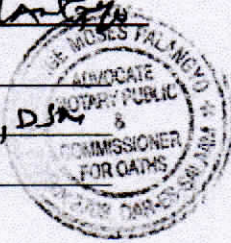


**SEALED** with **COMMON SEAL** of the said |  
**APOLLO LOGISTICS TZ LIMITED** and |  
**DELIVERED** at Dar Es Salaam in the |  
presence of us this 12<sup>th</sup> of April **2023**. |

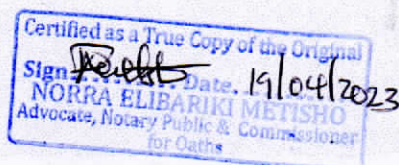
Name: JESTON GEORGE  
Signature: *JG*  
Address: PO Box: 45313, DSM  
Qualification: Director



Name: GEORGE PALANGU  
Signature: *WPR*  
Address: P.O. Box 2703, DSM  
Qualification: ADVOCATE



*A:*



\*\*\* START OF LEGAL RECEIPT \*\*\*



**THE LAW POINT ATTORNEYS**

MOBILE: 071642778

TIN: 156319481

P.O.BOX: 2703 DAR ES SALAAM

VRN: NOT REGISTERED

SERIAL NUMBER: 10TZ110591

UIN: 09VFDWEBAPI-10131758715631948110TZ110591

TAX OFFICE: Tax Office Kinondoni

CUSTOMER NAME: APOLLO LOGISTICS TZ LIMITED  
CUSTOMER ID TYPE: TIN  
CUSTOMER ID: 155250542  
CUSTOMER MOBILE:  
CUSTOMER VRN:

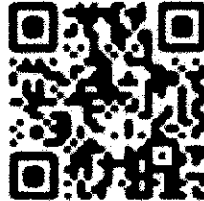
RECEIPT NO: 10  
ZNUMBER: 2/20230412  
DATE: 2023-04-12 TIME: 16:42:30

DESCRIPTION	QTY	PRICE
ATTESTATION	1	20,000.00 A

TOTAL EXCL OF TAX:	20,000.00
TAX A - 18%:	0.00
TOTAL TAX:	0.00
TOTAL INCL OF TAX:	20,000.00
CASH:	20,000.00

RECEIPT VERIFICATION CODE

AFC12510



\*\*\* END OF LEGAL RECEIPT \*\*\*