

LEASE AGREEMENT

THIS AGREEMENT is made at Dar es Salaam this 21st day of May 2025

BETWEEEN

SABRI MOHAMED SHEIKH of P.O. Box..... , **Dar es salaam**. (herein after referred as the "**LESSOR**") of the one part

AND

RAPIDROAD HAULAGE LIMITED of P. O. Box 4646, **Dar es salaam** (herein after referred to as the "**LESSEE**") of the other part.

WHEREAS, the **LESSOR** is the lawful owner of the office premises situated at **PLOT NO 110, HOUSE no H, TEMEKE STREET, Dar es salaam** inclusive of all the easements and appurtenances thereof hereinafter called "**the DEMISED PREMISES**".

AND WHEREAS the **LESSEE** is desirous of leasing the demised premises from the **LESSOR** who is also willing and ready to lease the same to the **LESSEE**.

AND WHEREAS both the **LESSOR** and the **LESSEE** have carried out negotiations with regard to the lease and now wish to have their agreed terms and conditions be reduced into formal contract, do declare as follows: -

1. The **LESSOR** and the **LESSEE** agree on monthly rent of **Tanzanian Shillings One Hundred Thousand (100,000)** shall be paid to the lessor at the time of signing this contract.
2. The **LESSOR** hereby agrees and leases to the **LESSEE** the **DEMISED PREMISES** for a period of **four year** commencing from **21st May 2025 to 20th May 2029**
3. **The lessor and the lessee** hereby agree that the lessee shall occupy and utilize the demised premises solely and exclusively for the Business purpose.
4. **THE LESSEE HEREBY COVENANT WITH THE LESSOR ADDITIONALLY AS HEREUNDER:**
 - (a) **THAT** the **LESSEE** shall make use, utilize and occupy the demised premises solely and exclusively for purpose agreed upon by parties.

- (b) **THAT** the **LESSEE** shall bear, pay and discharge all charges for water, sewage collection, telephone and electricity used by the **LESSEE** during the entire period of the lease.
- (c) **THAT** the **LESSEE** shall take all safety precautions recommended by relevant authorities in handling of equipment, fluids and the like and additionally on storing or bringing to the demised premises any article of a combustible, inflammable or dangerous nature and to comply with all recommendations of fire authorities as to take fire precautions relating to the demised premises;
- (d) **THAT** the **LESSEE** shall ensure not to suffer on the demised premise or any part thereof any act or matter of thing whatsoever which may be or may cause annoyance or nuisance to neighbors or occupiers of adjoining premises.
- (e) **THAT** the **LESSEE** shall not assign or sublet the whole or any part of the demised premises without prior written consent of the **LESSOR**;
- (f) **THAT** the **LESSEE** shall not do or permit anything to be done in or upon the demised premises or any part thereof which may cause waste, damage or loss to the demised premises or occupants of any other property in the neighborhood;
- (g) **THAT** the **LESSEE** shall on termination of this agreement or soon thereafter, deliver vacant possession of the demised premises in such good tenable order or repair [wear and tear expected]

5. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS: -

- (a) **THAT** the **LESSOR** shall ensure that while the lease is in force, not to dispose of any or part of the demised premise without prior consultation with the **LESSEE**.
- (b) **THAT** the **LESSOR** shall ensure that he pays all land rents and taxes which are charged or chargeable in respect of the demised premises;
- (c) **THAT** the **LESSOR** shall be responsible for any major repairs to the site which shall remain part of the main structure in premises of **LESSOR**;

- (d) **THAT** the **LESSOR** shall ensure that while the **LESSEE** is **paying** rent and in the manner hereby reserved and obeying and performing the several covenants and stipulations made herein on his part, shall **PEACEFULLY HOLD AND ENJOY** the demised premises during the said term without any interruptions by the **LESSOR**;
- (e) **THAT** the **LESSOR** shall ensure that there is running water and electricity supply connected to the premise;

6. THE LESSOR AND LESSEE FURTHER AGREE AS FOLLOWS:

- (a) **THAT**, this lease shall terminate immediately upon expiry of the term of this lease. Upon termination of this lease the lessee shall within seven days of expiry of the lease, grant vacant possession of the demised premises.
- (b) **THAT**, this lease can be renewed or extended by the lessee giving a notice to the lessor of his/her intention to renew the same one month prior to the expiry of the current lease. The lease shall be renewable upon lessor's consent to the same which shall be communicated to the lessee not later than seven (7) days from the date of receipt of lessee's notice; however, such consent should not be unreasonably withheld.
- (c) **THAT**, one month prior to the renewal or termination of the lease, the demised premises shall be subject to a prior joint inspection to determine the expected normal wear and tear beyond which would be on the **LESSEE** account.
- (d) **THAT** any notice under this lease shall be in writing and shall be sufficiently served if addressed to the **LESSOR** or the **LESSEE** and delivered by dispatch to the respective premises or sent by registered post or by short mobile messages via mobile phones.
- (e) **THAT** this agreement has been entered into on good understanding between the parties and any dispute arising out of it shall be settled amicably between the parties and If settlement is not reached, then recourse shall be to a court of law in Tanzania having jurisdiction on such matter.

IN WITNESS WHEREOF the parties hereto named execute these presents on the day and year and the manner hereinafter appearing.

Signed and Delivered at Dar es salaam by the Said **SABRI MOHAMED SHEIKH** who is known to me personally in my presence on this 21st day of May 2025


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LESSOR

Signed and Delivered at Dar es salaam by the said **OSAMAH MOHAMED SHEIKH** a person dully authorized to sign this agreement for and on behalf of **RAPID ROAD TRANSPORT HAULAGE** who is known to me personally in my presence this 21st day of May 2025


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LESSEE

BEFORE ME:

Name: GLADYS EDES TESHA

Signature: 

Postal Address: P.O BOX 7156. DAR ES SALAAM

Qualification: ADVOCATE, COMMISIONER FOR OATHS

