

LEASE AGREEMENT

THIS AGREEMENT is made this 30th day of June the year 2025

BETWEEN

Sajjad Haider, a natural person, citizen of the united Republic of Tanzania, and for the purpose of this agreement, his address of service shall be Post Office Box Number 15101, DAR ES SALAAM, (hereinafter called "the **lessor**" which expression shall where the context so admits include its successors and assigns) of the first part.

AND

BioSustain Tanzania Limited, a registered Company in Tanzania, and for the purpose of this agreement to premissis to be used as an office for BioSustain Tanzania Limited, his address of service shall be Post Office Box Number 15101 Dar es Salaam. haider@biosustain.de (hereinafter called "the **Lessee**" which expression shall where the context so admits, include its personal representatives and assigns) of the other part.

WHEREAS;

1. The **Lessor** is the lawful owner of the premises comprised in the landed property situated at **Kawawa Road 570, plot number: 7, Block 38 at Kinondoni District in Dar Es Salaam.**

2. **NOW THEREFORE THIS AGREEMENT WITNESSETH** as follows;

(i) In consideration of Tanzanian Shillings Six Hundred Thousand (600,000/=) only, as a single month's rent, which turns to a total of Tanzanian Shillings Seven Million Two Hundred Thousand (7,200,000/=) as full rent for Twelve months payable yearly.

(ii) The **Lessor** shall lease to the **Lessee** the Property situated **Kawawa Road 570, plot number: 7, Block 38 at Kinondoni District in Dar Es Salaam**, upon payment of the agreed twelve (12) months' rent in advance.

(iii) The tenancy shall be deemed to have commenced immediately upon signing of this agreement, this shall be for a period of 36 months, commencing on the 1st day of Jul 2025 up to 30th day of June 2028 subject to review and, or extension.

3. THE LESSOR COVENANTS WITH THE LESSEE ARE AS FOLLOWS:

(i) To keep the exterior and main structure of the demised premises in good repair and on receipt of notice from the **lessee** remedy the faults.

(ii) To pay all the site rates, land rents and other imposition during the said term

(iii) Not to interfere the **lessee** on use and enjoyment of the Premises.

4. THE LESSEE HEREBY COVENANTS with the LESSOR are as follows;

(i) To pay all rates, taxes and other charges for the use of water and electricity in respect of the demised premises during the said term, payable in respect of the demised property.

(ii) At all times to keep the interior of the demised premises and appurtenances thereof including doors, windows and other fixtures fittings, being electrical wires, water drains, other pipes and sanitary water apparatus in good repair and fair condition.

(iii) To permit the **Lessor** and his agents and other persons authorized in writing by the **Lessor** to enter the demised premises at all reasonable times during day with prior consent, such consent is not to be unreasonably withheld, for the purposes of viewing the demised premises and undertaking any repairs necessary under the covenants hereinbefore or hereinafter contained.

(iv) Not to assign, sublet or part with the possession of the demised premises hereby demised without the written consent and permission of the **lessor**.

(v) Not to use the demised premises in a way which would create nuisance or any damage to the public or neighbors.

5. PROVIDED ALWAYS and it is hereby agreed as follows;

(i) That the tenancy hereby created shall be determinable at the option of either party by giving the other party a three month's notice in writing;

a) Except in the case of an express waiver, the fact that one Party does not exercise all or any part of its rights, which are conferred upon it by this Agreement, shall not constitute in any event a waiver, or abandonment of the rights not exercised.

b) All matters arising from or in connection to this Lease Agreement shall be governed and construed in accordance with the Laws of the United Republic of Tanzania.

c) The parties hereto agree to execute documents and perform such further acts as may be necessary to implement the terms of this Agreement.

d) The **Lessee** shall not do anything that will, in any way, jeopardize the **Lessor's** right and title over the Land pertinent to the property.

e) This Agreement shall be in the English Language and executed in three (3) original Copies, each being authentic.

6. The rent agreed upon may be revised after the expiry of the lease term.

IN WITNESS WHEREOF the parties herein have signed this deed on the day, month, year and the manner as hereinafter appearing.

THE LESSOR

SIGNED and DELIVERED by the said

SAJJAD GHULAM HAIDER who is known to me personally.
In my presence this 30th day of JUNE 2025



.....
LESSOR

THE LESSEE

SIGNED and DELIVERED by the said

DR. RIYAZ HAIDER



.....
LESSEE