

LEASE AGREEMENT

This lease agreement is made and entered this **21st day of December 2021**.

BETWEEN

SALUTARY PATRICK MOSHA Of P. O. Box 423, Dar es salaam (hereinafter called "LESSOR" which expression shall where the context so admits includes his heirs, administrators or assigns)

AND

HOLLOWAY LOGISTICS LIMITED of Box no. 418 Dar es Salaam (hereinafter called ("LESEE") of the second part

WITNESSETH as follows:

1. **WHEREAS**, Landlord is the owner of a real property situated in **Plot No. 8 and 10 Mivumoni Kinondoni Municipal, Dar es salaam** (hereinafter referred to as the "**DEMISED PREMISES**")
2. **WHEREAS**, the **LESSOR** hereby leases to the **LEASEE** part of the **DEMISED PREMISES** for a yard with an office, together with improvements thereon to hold the said premises for a term of **four (4)** year effective from **01st December, 2021** to **30th November, 2025** paying therefore during the said term the monthly rate of **TZS 600,000/- (TZSHS Six Hundres Thousand only)**.
3. **THE LEASEE HEREBY COVENANTS** with the **LESSOR** as follows:
 - a) The Leasee shall pay every month the rate of **above** which the Lessor will acknowledge the receipt.

- b) The period of the agreement shall be **01st December, 2021 to 30th November, 2025.**
 - c) To pay tax duty and other relevant charges during the period of the lease, and all charges with regards to the registration of commercial/ business establishment.
 - d) To pay other related charges such as utility services required on the premises; Security, Electricity, Water and Rubbish.
 - e) **LEASEE** acknowledges shouldering all costs for the renovation, charges, and /or improvements constructed or placed in the agreed premises.
 - f) LEASEE acknowledges that Landlord will not provide insurance coverage during the term, nor shall **LESSOR** not be responsible for any loss in **LEASEE** premises, whether by theft, fire, acts of God, or otherwise.
 - g) **LESSOR** shall not be liable for any damage to the Premises or to goods or equipment, and **LEASEE** hereby agrees to indemnify, defend and hold Landlord unaccountable from any and all claims or assertions of every kind and nature.
 - h) To keep the demised premises in good and substantial condition including all the interior parts and the sewage. Damage by tempest wear and tear and damage by fire only acceptable.
4. On the expiration or sooner determination of the term hereby granted to deliver up the said premises to the Lessor in such state of good order and preservation as be in strict compliance with the covenants in that behalf on the part of the Leasee herein contained.
5. **THE LESSOR HEREBY COVENANTS WITH THE LEASEE** as follows ;
- a) To pay land rent in respect of the said premises
 - b) That the **LEASEE** paying the rent, performing and observing covenant on his part herein contained shall peaceably hold and enjoy the said

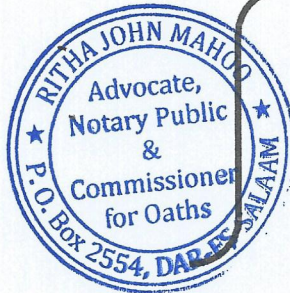
premises during the said term without any interruption by the LESSOR or any person rightful claiming for the LESSOR.

c) Any notice under this lease shall be in writing and notice to the LEASEE shall be sufficiently served if left addresses to him on the demised premises or sent to him by post.

IN WITNESS WHEREOF , the parties hereto have executed these present on the day, in the year and in the manner hereinafter appearing:

SIGNED and DELIVERED by the said **SALUTARY PATRICK MOSHA** Who is known to me personally identified to me by:.....
the latter being known to me personally in my presence
this: 21st day of: Dec, 2021

SIGNATURE: [Signature]
POSTAL ADDRESS: 2554
DSM
QUALIFICATION: ADVOCATE



SIGNED and DELIVERED by the said **HOLLOWAY LOGISTICS LIMITED**, Who is known to me personally identified To me by:.....
The latter being known to me personally in My presence
This: 21 day of: Dec, 2021

SIGNATURE: [Signature]
POSTAL ADDRESS: 2554
DSM
QUALIFICATION: ADVOCATE

