

S. T. ABRI LIMITED

P.O. BOX 41073 DAR ES SALAAM TANZANIA

TABATA MATUMBI INDUSTRIAL AREA, MANDELA RD PLOT No. 248/249 TAX REGION

E-mail: stabri@hotmail.com TEL: 0754620313 / FAX: 022-2170441.



LEASE AGREEMENT

This agreement made this 01 December 2022, between S T Abri Ltd of P O Box 41073, Dar es Salaam, hereinafter called the lessor on one part and Msigwa Investment Ltd, P O Box 15654 of Dar es Salaam (hereinafter called the tenant) of the other part.

Whereas the landlord is the owner of property on plot number 248/249, Tabata Matumbi Industrial Area, along Mandela Road Dare s Salaam hereinafter referred to as the property and desires leasing the same to the tenant for a rent of Tanzanian Shillings eight hundred thousand (800,000/=) only per month and the tenant is desirous of leasing the property.

NOW THIS AGREEMENT WITNESSES' AS FOLLOWS:

1. The period of tenancy herein referred to as the contractual period shall be for three years starting from 01.12.2022 to 30.11.2025
2. The three years rent shall be eleven million three hundred, twenty eight thousand (11,328,000), VAT inclusive
3. The tenant shall pay six months' rent at beginning of this contract. The six months' rent that shall be payable is tshs 5,664,000 /= (five million six hundred sixty four thousand) only Vat inclusive.

THE LESSOR HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:

- (a) Not to assign, carry out any major maintenance, sublet or part with any part of the premises without the written consent of the landlord.
- (b) To permit the landlord or his agent with or without workmen, at reasonable time of the day, after a reasonable notice to the tenant in that respect, enter

E. Msigwa
[Signature]

upon the premises to examine and or execute major repairs to the property under the landlords' convenience in that behalf.



- (c) To maintain the premise in a clean condition.
- (d) To sign and acknowledge the number of keys or any other items supplied to the tenant at the commencement of the Tenancy Agreement.
- (e) Bills of electricity, telephone and any other consumable services on the premises will be paid by the tenant

TERMINATION OF CONTRACT

- (a) Automatically expire after the contractual period which is one year
- (b) By either party to this contract by giving three month's notice in writing to the other party before the expiration of this contract.

Name of Tenant: Msigwa Investment Ltd

Signature: *E. Msigwa*

Name of lessor: S T Abri Ltd

Signature: *[Signature]*

Name of witness: Farijala Kisombe

Signature: *[Signature]*

E. Msigwa

NAME: RAHMA M. KOWBO
 ADDRESS: P.O BOX 20901
 SIGNATURE: *[Signature]*
 QUALIFICATION: ADVOCATE



STAMP DUTY

Shs: 96,000 Collected
 998419486572
 Receipt No: Date: 15/11/2022
[Signature]
 Regional Manager - Itala Tax Region

TIN: 100-112-390
 SID: 96,000
 WITH: 480,000 (November to April 2022)
 576,000
 15/11/2022