

LEASE AGREEMENT

THIS AGREEMENT MADE THIS **15TH DAY OF SEPTEMBER, 2022** BETWEEN **MR. ABDULAZIZ MOHAMED ALI** OF P.O.BOX 71807 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND **M/S RAY INTERATIONAL PETROCHEMICAL LTD** OF P.O.BOX 100049 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF THE YARD ON PLOT NO: 2, KIDIDIMO/MKWALIA STREET, MKURANGA DISTRICT, DARESSALAAM (HEREINAFTER CALLED THE "THE YARD") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF **(3) YEARS** EFFECTIVE FROM **1ST SEPTEMBER, 2022 TO 30TH SEPTEMBER, 2025** AT A TSH 800,000/= (EIGHT HUNDRED THOUSAND ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID YARD FOR **THREE (3) YEARS** AT TSH **800,000/=** PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR **ONE (1) YEAR** BEING **TSH 9,600,000/=** (NINE MILLION SIX HUNDRED THOUSAND ONLY) AND THE LESSOR ACKNOWLEDGES RECEIPT OF THE SAID RENT BY SIGNING THIS AGREEMENT.
3. THE LESSEE SHALL PAY ALL WATER AND ELECTRICITY CONSUMED.
4. THE LESSOR SHALL PEACEFULLY ALLOW THE TENANT TO HOLD AND ENJOY OCCUPATION OF THE SAID YARD WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE YARD TO OTHERS.

PROVIDED AND HEREBY AGREED;

EITHER PARTY SHALL BE AT LIBERTY TO TERMINATE OR RENEW THE SAID LEASE AGREEMENT BEFORE EXPIRATION OF THE TENANT BY GIVING THE EITHER PARTY THREE MONTHS NOTICE. IN WITNESS WHEREFORE, THE PARTIES HAVE HEREUNTO SIGNED /EXECUTED THIS AGREEMENT IN THE MANNER AND DATES AS HEREIN BELOW APPEARING:

1. **MR. ABDULAZIZ MOHAMED ALI**
P.O.BOX 71807 DAR-ES-SALAAM SIGNATURE OF LESSOR

A.M.ALI

2. **M/S RAY INTERATIONAL PETROCHEMICAL LTD.**
P.O.BOX 100049 DAR-ES-SALAAM SIGNATURE OF LESSEE

Ray



DATED AT DAR-ES-SALAAM THIS 15th DAY OF SEPTEMBER 2022

WITNESS TO THE ABOVE SIGNATURES

NAME: MWAJUMA CHOGGY

ADDRESS 78013 DAR-ES-SALAAM

QUALIFICATION ADVOCATE

SIGNATURE *[Signature]*

