



STARWAYS GROUP LIMITED

Tel: +255222181189

Plot 4-12 Block G, Dundani,
Mkuranga District, Coast Region
P.O. Box 72262
Dar es Salaam - Tanzania

E-mail: starwaysgroup@gmail.com

REF: SGL/KKB/MAY/2022

10/05/2022

REGIONAL MANAGER,
TANZANIA REVENUE AUTHORITY (TRA),
KINONDONI TAX REGION,
DAR ES SALAAM.

Dear Sir/Madam,

RE: CONSENTING TO THE USE OF AN OFFICE

Kindly refer to the heading captioned above.

We, **STARWAYS GROUP LIMITED**, a private company registered under the laws of Tanzania, are writing to you on the following:

That, we are the registered owner of the property that is located at the Second Floor of the Oyster Plaza Building, Plot No. 1196, Haile Selassie Road, Oysterbay, Dar es Salaam.

That, we have leased the same to **KKB ATTORNEYS AT LAW** which is a law firm registered according to the laws of Tanzania to conduct their business of offering legal services. (A copy of the lease agreement is herein attached for an easy reference).



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That, as he is still locating a place, he requested to use the herein above space for the registration purposes with an explanation that he will proceed to change the same as soon as he secures a place of business.

That, we consented on the use of the address temporarily and on 08th April 2022 the company was registered under the name **TAIDA LOGISTICS COMPANY LIMITED** with the incorporation number 155988479

That, as required by the law the company proceed to apply for the Tax Identification Number and the same was granted with number 155-988-479 and now they need to apply for a business license, where the Tax Clearance Certificate is among other requirements for the application of a business license.

Above being the case, please assist them with the Tax Clearance Certificate so that they can secure a business license and proceed with operations, and do not hesitate to contact us in case you need clarification.

Yours sincerely,


.....
DIRECTOR
STARWAYS GROUP LIMITED.



THE LAND REGISTRATION ORDINANCE (CAP – 334)
LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 1ST day of July 2020

BETWEEN

STARWAYS GROUP LTD of P.O. Box 76128, Dar es Salaam (hereinafter referred to as “the lessor”) of the one part

AND

KKB ATTORNEYS AT LAW of P.O. Box 13989, Dar es Salaam, Tanzania (hereinafter referred to as “the lessee”) of the other part

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. LEASE PERIOD, RENT & SERVICE CHARGE

1.1. In consideration of the rent and the Lessee’s covenants hereinafter reserved and contained, the Lessor hereby demises into the Lessee all that office known as **Office no. 6** measuring **200 square meters** situated on the second floor (hereinafter called the demised premises) of Oyster Plaza, Plot No.1196, Haile Selassie Road, Dar es Salaam (hereinafter called “the building”) to hold the demised premises into the Lessee from the 01st day of July, 2020 for the term of Five (5) years up to 30th day of June, 2025.

1.2. The monthly rent of Ten US Dollars (USD10.00) per square meter, and monthly service charge of Three US Dollars (USD2.50) per square meter, totaling to Two Thousand US Dollars (US\$2,000.00) for renting charge per month (VAT EXCLUSIVE) and Five Hundred US Dollars (US\$ 500.00) for service charge per month (VAT EXCLUSIVE).

2. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:

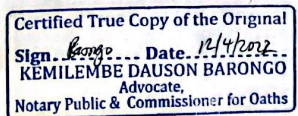
2.1. To pay withholding tax and provide receipt to the Lessor within 30 days after signing the contract.

2.2. To pay stamp duty in connection with the preparation, execution and the validation of the lease agreement

2.3. To pay, bear and discharge all charges for, telephone, electricity, internet charges, and other services consumed or used at or in relation to the demised premises save for stand by generators and building maintenance, lighting and cleaning of common areas, security, water charges incurred during the term of lease which shall be met by Lessor.

Certified True Copy of the Original
Sign [Signature] Date 12/4/2020
KEMILEMBE DAUSON BARONGO
Advocate,
Notary Public & Commissioner for Oaths

- 2.3.1. The Lessee shall pay the service charge amount stated in clause 1.2 to the account of **EQUATOR ENTERPRISES CO. LTD.** of P.O. Box 8485, Dar es Salaam who handles the management services of the building.
- 2.4. Lessee shall unless hereinafter specified to the contrary, maintain the said premises in good repair and tenable condition during the continuation of this Lease except for reasonable wear and tear, damage by the elements or circumstances over which Lessee had no control which shall be the responsibility of Lessor. Any damage arising from the intentional acts or negligence of Lessor, its agents or employees is similarly exempted.
- 2.5. During the term of this Lease, the Lessee may carry out at its own expense any partitioning and improvements to the Premises that Lessee considers desirable. The Lessee shall seek the prior consent of the Lessor, which shall not be unreasonably withheld, conditioned or delayed.
- 2.6. Whenever the Premises or any essential part thereof shall be destroyed or rendered unfit or unavailable for further tenancy through fire, earthquake, flood storm, war, civil disturbance, government action or other similar casualty or event this Lease shall, at the option of the Lessee, immediately terminate. In the case of partial destruction, damage unfitness or incapacity, this Lease may be terminated in whole or in part at Lessee's option. Should Lessee exercise this option he shall provide written notice to Lessor and no rent shall accrue to Lessor after such termination, which shall be effective as of the date of such destruction or damage.
- 2.7. Not to assign or sub-let the demised premises without the prior written consent of the Lessor.
- 2.8. Not to do in or near the demised premises any act or thing by reason of which the Lessor may under any statute incur, have imposed upon it or become liable to pay any penalty, damages, compensation, cost, charges or expenses.
- 2.9. To use the demised premises for office purposes only.
- 2.10. Not to create or permit any willful noise or disturbance in the demised premises or to any other act or thing which in the opinion of the Lessor or its duly authorized representative may at any time be or become nuisance or annoyance to the Lessor and /or neighbors.
- 2.11. To permit the Lessor to enter upon the demised premises at reasonable times and upon reasonable prior notice of 24 hours for the purpose of ascertaining that the covenants and conditions of this Lease have been observed and performed.
- 2.12. The Lessee shall cover by insurance policy their own properties within the building, the compound area and out of the compound parking area.
- 2.13. To keep and maintain the interior of the demised premises in good and tenable condition throughout the lease period.

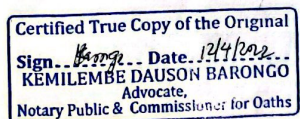


3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

- 3.1. That the Lessee paying the rent hereby reserved and performing all covenants and stipulation herein on its part shall hold and enjoy quite possession of the demised premises during the said Lease without any interruption by the Lessor or any person rightfully claiming under or in trust for it.
- 3.2. The Lessor undertakes to insure or cause to be insured and keep insured the demised premises against losses or damage by fire and or such other risks.
- 3.3. The Lessor undertakes to pay all land rents and taxes on the demised premises save for stamp duty in respect to this lease agreement which is borne by the Lessee.
- 3.4. The Lessor shall not be liable for any damage caused to the property of the Lessee as a result of the interruption or fluctuation of the electric power supply not emanating from the Lessor's improper or negligent maintenance of the building.
- 3.5. The Lessor undertakes to give a prior notice of Ninety (90) days to the Lessee of their intention to increase or renegotiate the monthly rental payments on the demised premises in which event the Lessee shall respond otherwise.
- 3.6. The Lessor shall at his expense, be responsible for all major maintenance structural work and major repairs including but not limited to maintenance and repair of structural elements and systems. The Lessor shall be responsible for any damages caused by the breakdown of these systems or any failure to maintain the common areas discussed above.

4. THE LESSOR AND LESSEE FURTHER MUTUALLY AGREE AND DECLARE AS FOLLOWS:

- 4.1. If the rent hereby reserved or any part therefore shall be unpaid for Thirty (30) days after becoming payable upon issuing a notice within a reasonable time demanding payment or if any covenant on the part of the Lessee herein contained shall not be performed or observed upon issuing a notice within a reasonable time, then in any of the said case and so often as the same shall happen, it shall be lawful for the Lessor at any time thereafter to re-enter the demised premises or any part thereof in the name of the whole and thereon this demised shall immediately determine but without prejudice to right of action of the Lessor for any antecedent breach of the Lessee's covenants.
- 4.2. The Lessee shall signify in writing his wish for renewal or termination of the Lease period at least Ninety (90) days in advance, in which event the Lessor shall respond otherwise.
- 4.3. In the event of any dispute or claim arising from or in connection with this agreement which is not settled mutually by the parties hereto such dispute or claim



may be referred by either party to a court of competent jurisdiction for adjudication and settlement in Tanzania.

- 4.4. This Agreement shall be governed by Laws of the United Republic of Tanzania.
- 4.5. Any notice to be given under this Agreement may be given by sending the same by post, by the quickest mail available or by email, telefax addressed to the party concerned at its address as given herein above.
- 4.6. To display in the reception area of the building a nameplate or sign in positions and sizes to be specified by the Lessor showing the Lessee's name and any other details approved by the Lessor such approval not to be unreasonably withheld or delayed.
- 4.7. To have access to and egress from the car park area on specific spaces allocated by the Lessor for private motorcars PROVIDED that the Lessor by a written notice may reposition or reallocate the car parking spaces for the interest of good estate management presently laid in or over or under other parts of the building or the estate.
- 4.8. The lessee shall have a total of Five (5) car park spaces free of charge within the compound.
- 4.9. The Lessee shall contribute their portion for the cost of fuel for the generators when needed. The Lessee shall be charged on a pro rata basis according to the space rented.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year in the manner herein after appearing.

SEALED with the Common Seal of the said
STARWAYS GROUP LTD
DELIVERED in the presence of us this ..1.....
day ofJuly..... 2020



Name: LI WANG
Signature: [Signature]
Postal Address: P.O. Box 72262 D.S.M
Qualification: Director

) SEAL / STAMP

Name: JINFENG ZHU
Signature: [Signature]
Postal Address: P.O. Box 72262 D.S.M
Qualification: Director



SEALED with the Common Seal of the said
KKB ATTORNEYS AT LAW
DELIVERED in the presence
of us this 12th day of July 2020

)
)
)
) SEAL / STAMP

Name: FRANK KIMISA
Signature: [Signature]
Postal Address: P.O. Box 12989 km
Qualification: Partner



Name:
Signature:
Postal Address:
Qualification:

In the presence of:

Name: VICTORIA SIMON NGOWI
Signature: [Signature]
Postal Address: P.O. Box 11980 Dares Salaam
Qualification: ADVOCATE



Copy 500/=

Certified True Copy of the Original
Sign. [Signature] Date 12/4/2022
KEMILEMBE DAUSON BARONGO
Advocate,
Notary Public & Commissioner for Oaths

STAMP DUTY
Shs. 500/= collected
Receipt No. 998420029704 Dated 15/08/2020
Regional - Mandera Kinondoni Tax Region