

HENRY FERNANDES
TANZANIA

LEASE AGREEMENT

BETWEEN

Henry Norbert Fernandes, a private individual
(hereinafter called "the Landlord") of the one part

AND

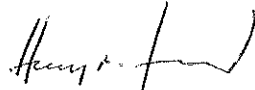
Edwin Pius Fernandes of Sudi Samaki Company Limited,
(hereinafter called "the Tenant") of the other part.

WHEREBY IT IS WITNESSED as follows:-

The landlord hereby lets to the Tenant who hereby takes the Landlord's warehouse with attached office areas measuring 192 sq-m situated on Plot No 2, Block "C" within Mgaao, Naumbu Ward, Mtwara District, (hereinafter referred to as "the demised premises") on the terms and conditions stated hereunder.

1. The tenancy shall be for a period of five (5) years effective from 1 June 2022 to 31 May 2027.
2. The rent shall be USD 900-00 (United States Dollars Nine Hundred payable in TZS) per month paid in advance on the first day of the month to Bank Account No. TBA held with EXIM Bank - Mtwara Branch Bank.
3. The Tenant shall keep the demised premises, fixtures and fittings therein in good repair throughout the period of the tenancy, ordinary wear and tear excepted.
4. The Tenant shall not part with or sublet the demised premises or any part thereof without the prior written consent of the Landlord.
5. The tenancy shall be for ice-making, cold storage and office use only.
6. Water and electricity consumed at the demised premises during the entire period of the tenancy shall be paid by the Tenant. All bills in that respect shall be promptly paid.
7. The Tenant shall from time to time permit the Landlord and or his workmen or agents to enter the demised premises at reasonable times during working hours for the purposes of inspecting the condition thereof.
8. All minor repairs shall be carried out by the Tenant at the Tenant's own costs.
9. The Tenant shall neither alter the structure of the demised premises nor renovate any part of the warehouse or fell any trees without the prior written consent of the Landlord.
10. The Tenant paying rent herein agreed and observing all the terms of this agreement shall be entitled to quiet enjoyment of the demised premises without interruption from the Landlord or agents of Landlord.
11. The Agreement may be renewed on mutual terms on 3 months prior notice.
12. The agreement may be terminated by either party giving three months' notice or payment of three months' rent in lieu of notice.

IN WITNESS WHEREOF the parties hereto have executed these on this the 23rd day of January 2022.



HENRY FERNANDES
Landlord



EDWIN FERNANDES
Tenant

Witness 1.  _____

Witness 2.  _____



MGAO VILLAGE | PO BOX 84 | MTWARA | TANZANIA
CELL.: +255 68 662 9403
HENRY@SOLITAIRE.COM.NA

10 08' 15" S 39 58' 40" E | GPS Latitude -10.137232 Longitude: 39.981891

THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT

Telegrams: LANDS
Telephone: 2121241-9
In reply please quote:
Ref No. LR/T 17362



LAND REGISTRY,
P.O Box 1191,
Dar es salaam.
Date: 08 Apr, 2019

HENRY NORBERT FERNANDES
P.O Box 84
MTWARA
Sir/Gentlemen/Madam,

RE: TITLE NO: 17362 LAND OFFICE NO: 454715

PLOT NO. 2 BLOCK C AT MGAO

I have the honour to enclose herewith duplicate of the Certificate of Title Numbered as above please.

Apr REGISTRAR OF TITLES

Copy to: Commissioner for Lands

Your LD File No: MDC/LD/693 refers

(Under Section 29)

Date of Issue:

Title Number:

17362 MTWLR

Land Office Number: 454715

Land: PLOT NO 2 BLOCK "C" MGAO MTWARA DISTRICT COUNCIL