

Dated as of the 01st day of JUNE 2022

REPUBLIC OF TANZANIA

SADI INVESTMENT CO. LTD.
(as Landlord)

And

HADAR EXPRESS.
(as Tenant)

TENANCY AGREEMENT

In respect of office space on
TITLE NO. 100

THIS TENANCY AGREEMENT is made this 01st day of JUNE, Two Thousand and Twenty Two between SADI INVESTMENT Co. LTD. of Post Office Box Number 69, Songea in the Republic of Tanzania hereinafter called the "Landlord" which expression shall where the context so admits includes its representative and assigns of one part and HADAR EXPRESS of Post Office Box Number 95075 - 80100, Mombasa in the Republic of Kenya, hereinafter called the "Tenant" which expression shall where the context so admits includes his representative and assigns of the other part.

1. The Landlord hereby let to the tenant office space on Title Number 100, RUHUWIKO for a term of 3 years commencing on 01st day of JUNE, 2022 to 31st day of, May, 2024, at a monthly rent of **Tanzanian Shillings One million two hundred fifty thousand only (Tz Shillings 1,250,000.00)** inclusive of VAT and all other clearances required by Law in the Republic of Tanzania – payable half yearly in advance.

Special Clause:

The rent figure is inclusive of all the following:

- a) Occupancy in the office;
- b) Parking space provided for all Modern Truckers fleet;
- c) Security (day and night) for both the office and the fleet
- d) Water usage charges within the premises;
- e) Any other services incidental to this tenancy – including, but not limited to service charge, waste disposal, cleaning, etc.

And this Tenancy is subject to the following covenants and conditions:

The Landlord agrees as follows:

- a) At his own expense, to install power – internally and externally within the office and overseeing the fleet of trucks; do the painting, cleaning and rectification of all internal services (water, drainage, etc.)
- b) At his own expense to carry out general repairs during the entire tenancy period, by keeping the internal and external part of the office and parking space, including all floors, walls, ceilings, drains, taps, sanitary appliances, the glass of the windows and doors, locks fastenings and fittings thereto in good tenable repair, decoration and sanitary condition and preserve the said office space from wilful damage till expiration or termination of the Tenancy;

The Tenant agrees with the Landlord as follows:

- a) To pay the said rent six (6) months in advance;
 - b) At expiry of the tenancy to peaceably quit, deliver up possession of the office space to the Landlord in good condition;
 - c) To pay regularly without any delay the rent in respect of the subject premises;
2. The Landlord hereby agrees with the Tenant that if the Tenant duly pays the rent hereby reserved, perform and observe its aforesaid obligations it will during Tenancy quietly enjoy the said office space without interruption by the Landlord or any person lawfully claiming under or in trust for him.
 3. This Tenancy agreement is made without prejudice and any dispute arising between both the parties – will be resolved amicably, or it can be resolved by an arbitrator – through mediation, but under no circumstance will this proceed to legal redress.
 4. Either party, be it the Landlord or the Tenant, will be required to give **1 month notice, in writing**, to the other party, should they require to discontinue with the said Tenancy agreement prior to its expiration.
 5. The Landlord shall let the premises to the Tenant in **clean and vacant position**.

In Witness Whereof the Landlord and the Tenant have subscribed their hands on the day and year first above written:

Sealed with the Common Seal of the Landlord:



Director – Hamisi Sadi Kangaulaya
SADI INVESTMENT CO. LTD.



Sealed with the Common Seal of the Tenant:



For: Director
HADAR EXPRESS