

LEASE AGREEMENT

THIS LEASE AGREEMENT is made today the 1st day of August, 2022

BETWEEN

NGINAWÉ BROWN KISAMO of P. O. BOX 72225 DAR-ES-SALAAM
(hereinafter called "The Landlord") of one part.

AND

SREE KRISHNA CARGO LIMITED of P.O. BOX 76908 DAR-ES-SALAAM
(hereinafter called "The Tenant") of the other part.

Enter into Lease Agreement on the Property on **Plot No. 1124 BLOCK E** situated at Bagamoyo Road, Tegeta Area.

NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -

(a) The landlord shall grant the Tenant a yard part of property on **Plot No. 1124 BLOCK E** situated at Bagamoyo Road, Tegeta area within **Kinondoni Municipality** a lease of the said premises for a term of **five (5) Years** commencing from **1st August, 2022** . Lease would Expire on **31st July, 2027**

(b) The Tenant in consideration of this agreement binds himself/herself to pay the rent of **One Million and Five Thousand Tanzanian Shillings Only (TZS. 1,500,000/=)** Per month Including maintenance Excluding VAT. Maintenance includes security, Generator fuel, and maintenance.

Certified as a True Copy of the Original

Sign:  Date: 9/8/2022
INNOCENT TAIRO
Advocate, Notary Public & Commissioner for Oath

- (c) The rent is payable in advance every 6 (Six) Months which is nonrefundable.
- (d) The Tenant undertakes to deliver the premises in good condition to the Landlord at the termination of the lease and will be responsible to keep the premises clean and tidy during the tenancy.
- (e) The Landlord agrees not to assign, Sublet or part with the premises during the term of the lease.
- (f) The use of the premises will be for Office Purpose only.
- (g) Responsibility by the tenant or landlord for paying for the installation, repair upgrade/ and or enhancement of electrical and water services shall be predetermined and agreed in writing before either party engage such services. The said agreement will then form addendum to this lease agreement.
- (h) Either party can terminate the Lease by giving one month notice in writing anytime during the tenancy as Tenant was part of development of this house
- (i) The Landlord shall be responsible to pay Land rent plus all other duties payable by trade or business in relation to this Lease Agreement except for such taxes that are by situated payable by the tenant.

Certified as a True Copy of the Original

Sign:  Date: 9/8/2022

INNOCENT TAIRO

Advocate, Notary Public & Commissioner for Oaths

(j) After the expiry of the tenancy, the lease can be renewed at the mutual agreement

by both parties upon terms and conditions to be agreed upon at that time.

SIGNED and DELIVERED by the said]
NGINAWE BROWN KISAMO]
Who is known to me personally/]
Identified to me by]
The latter being known to me personally]
In this 1st day of August, **2022**]
In the presence of **Notary Public :-**]

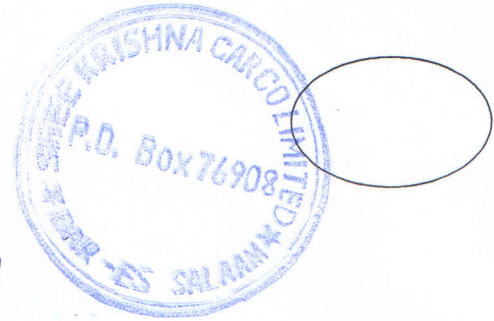
[Signature]

Name: Innocent Tairo
Signature: [Signature]
Address: Box 75252 DSM
Qualification: Notary Public

Innocent Tairo
Advocate, Notary Public &
Commissioner for Oaths
P. O. Box 75252
DAR-ES-SALAAM R724

Name: _____
Signature: _____
Address: _____
Qualification: _____

SEALED with COMMON SEAL of the said]
SREE KRISHNA CARGO LIMITED and]
DELIVERED at Dar Es Salaam in the]
presence of us this 1st of August, **2022**.]



Name: LOKESWARA REDDY.M
Signature: [Signature]
Address: P.O. Box 76908 DSM
Qualification: DIRECTOR

Name: Innocent Tairo
Signature: [Signature]
Address: Box 75252 DSM
Qualification: Notary Public

Innocent Tairo
Advocate, Notary Public &
Commissioner for Oaths
P. O. Box 75252
DAR-ES-SALAAM R724

Certified as a True Copy of the Original
Sign: [Signature] Date: 9/8/2022
INNOCENT TAIRO
Advocate, Notary Public & Commissioner for Oaths