

LEASE AGREEMENT

BETWEEN

**MATHAYO MATHIAS
MASHINAGU**

AND

**LANDSTAR LOGISTICS
LIMITED**

LEASE AGREEMENT

Between

MATHAYO MATHIAS MASHINAGU of P. O. Box17450 **DAR ES SALAAM** hereinafter called "LESSOR" which expression shall where the context so admits include his heirs, administrators or assigns of the one part;

And

LANDSTAR LOGISTICS LIMITED of P. O. BOX 80870 **Dar es salaam** a limited liability company registered in the laws of Tanzania, PLOT no.45 BLOCK M Dar es salaam hereinafter called "LESSEE" which expression shall where the context so admits include his heirs, administrators or assigns of the other part.

WHEREBY IT IS MUTUALLY AGREED AS FOLLOWS:-

1. The **LESSOR** hereby leases to the **LESSEE** the commercial premise situated at plot no.45 Block M, BUYUNI Street, ILALA DISTRICTN, **DAR ES SALAAM** to hold the said premises for a term of Five Years, effective from 1st January, 2022 to 28th February 2027 for a rent of Tshs 300,000/- (THREE Hundred Thousand Only) per month, payable in six months. The payment for the six months has been fully paid.
2. **THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:**
 - a) To pay water and electricity bills during the period of the lease and to pay the consumption as billed;
 - b) To use the premises for **COMMERCIAL** purposes only;
 - c) To keep the demised premises in good and substantial condition including all the interior parts and the sewage; damage by tempest, wear and tear and damage by fire only accepted;
 - d) On the expiration or sooner determination of the term hereby granted to deliver up the said premises to the **LESSOR** in such a state of good order and preservation shall be in strict compliance with the covenants in that behalf on the part of the **LESSEE** herein contained;
 - e) The Lease may be renewable for another **PERIOD** at a rent to be mutually agreed provided the tenant confirming to be a good tenant.

3. **THE LESSOR HEREBY COVENANTS WITH THE LESSEE** as follows:

- a. To pay site land rent and taxes in respect of the said premises;
- b. All repairs and maintenance required at the premises shall be discussed between the parties and implementing as agreed.

4. **PROVIDED ALWAYS AND IS HEREBY AGREED AND DECLARED** that:

- a. If the LESSEE paying the rent hereby reserved and performing and observing the several covenants on his part herein contained shall peaceably hold and enjoy the said premises during the said term without any interruption by the LESSOR or any person rightful claiming under in trust for the LESSOR;
- b. The lessee may terminate the lease with the lessor by giving a one month written notice to the lessee.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, in the year and manner hereinafter appearing:-

**SIGNED AND DERIVED BY THE SAID
MATHAYO MATHIAS**

Of

This.....day of JAN 2022

Signature.....[Signature].....

Name.....MATHAYO MATHIAS.....

Address.....P.O Box 17450 DSM.....

Qualification.....LAUD LOAD.....

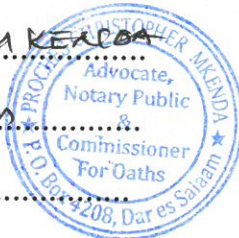
BEFORE ME;

Signature.....[Signature].....

Name.....PROCES CARLOS M KENDA.....

Address.....P.O Box 4208 DSM.....

Qualification.....ADVOCATE.....



**SIGNED and SEALED WITH THE
COMMON SEAL
Of LANDSTAR LOGISTIC LIMITED**

} **COMPANY SEAL**

This 06 day of JAN, 2022

Signature..... [Signature].....

Name..... JANIEL N. SIGWA.....

Address..... P.O. Box 20870 DSM.....

Qualification..... LESSEE.....

LANDSTAR LOGISTIC LIMITED
P.O. Box 80870
DAR-ES-SALAAM

BEFORE ME;

Signature..... [Signature].....

Name..... PROCHES CHRISTOPHER MUKANDA.....

Address..... P.O. Box 4208 DSM.....

Qualification..... ADVOCATE.....

