



UNITED REPUBLIC OF TANZANIA
MINISTRY OF INVESTMENT, INDUSTRY AND TRADE
SMALL INDUSTRIES DEVELOPMENT ORGANISATION



P.O.BOX 352,
LINDI

In reply please quote:

Ref. No: **STANMAG/AGRIC/2022/02**

May 23, 2022.

DIRECTOR,
STANMAG Agric Limited,
P.O BOX 32196,
DAR ES SALAAM

RE: RENTAL OF SHEDS

Refer to the captioned heading.

- Reference is made from your letter with Ref No. SAL/002/2022 of 17th May 2022 intending to hire SIDO sheds for industrial purpose.
- Your Request of hiring SIDO sheds 4 units is accepted.
- We will grant you a renewable 4 Years contract at a Monthly rental charge of Tsh. 350,000 per Unit.
- Contract will be signed upon advance payment of Six Months' rent (350,000 x 4 x 6) = **TSh. 8,400,000** through Gov. control No. **995680093501**
- Be cautioned that, performance of Non industrial activities for six months (6) consecutively, rental charge category will automatically change from "the now industrial charge Tsh. 350,000 to Storage Tsh. 700,000 per unit.

Thanks for your good corporation.

Yours Faithfully,
Small Industries Development Organisation


Isack H. Daniel
REGIONAL MANAGER (Ag)



OTHER CONDITIONS

- 1) SIDO is a Government Institution established by the Act of parliament of the United Republic of Tanzania No. 28 of 1973 commissioned a major function of promoting development of Small Industries in Tanzania.

Therefore,

- a) Priority on Estate buildings is to facilitate small industries
- b) SIDO will make sure all tenants in Estate buildings are productive and add value chain
- c) SIDO will not hesitate to remove dormant Clients/Tenants from buildings
- d) Any acts of condition violation will end up immediate steps of nullifying the contract
- e) Inform SIDO office reasons for production stoppage about four months (4)
- f) To fill the contract two (2) months before expire of the previous contract
- g) 5% of the contract sum will be imposed on any delay of payment two months after the expire of the contract



United Republic of Tanzania

Small Industries Development Organization (SIDO)

Government Bill

Control Number : 995680093501
Payment Ref : LI/ESTATE/RENT/STANMAG
Service Provider Code : SP568
Payer Name : STANMAG AGRIC LIMITED
Payer Phone : 0773773031
Bill Description : SHED RENT



SCAN & PAY by M-PESA or TIGO-PESA APPs

Billed Item (1) : Rent - Government Quarter and Offices - : 8,400,000.00
SIDO/20220523

Total Billed Amount : 8,400,000.00 (TZS)

Amount in words : Eight Million Four Hundred Thousand Tanzanian Shilling And Zero Cent(s) Only

Expires on : 21-Aug-2022

Prepared By : Law Mwakagenda Marcus

Collection Center : Lindi Industrial Estate

Printed By : Law Mwakagenda Marcus

Printed On : 23-May-2022

Signature _____



Jinsi ya Kulipa:

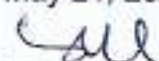
1. Kupitia Benki: Fika tawi lolote au wakala wa benki ya NMB, CRDB. Namba ya kumbukumbu: **995680093501**.
2. Kupitia Mitandao ya Simu
 - Ingia kwenye menu ya mtandao husika
 - Chagua 4 (Lipa Bili)
 - Chagua 5 (Malipo ya Serikali Ingiza **995680093501** kama namba ya kumbukumbu

How To Pay:

1. Via Bank: Visit any branch or bank agent of NMB, CRDB. Reference Number:**995680093501**.
2. Via Mobile Network Operators (MNO):
 - Enter to the respective USSD Menu of MNO
 - Select 4 (Make Payments)
 - Select 5 (Government Payments) Enter **995680093501** as reference number



Jamuhuri ya Muungano wa Tanzania
United Republic of Tanzania
Small Industries Development Organization (SIDO)
Exchequer Receipt
Stakabadhi ya Malipo ya Serikali

Receipt No : 922143107980263
Received From : STANMAG AGRIC LIMITED
Amount : 8,400,000.00 (TZS)
Amount in Words : Eight million four hundred thousand TZS
and zero cents
Outstanding Balance : 0.00 (TZS)
In respect of : 141501070049-Rent - Government
Quarter and Offices
Bill Reference : LI/ESTATE/RENT/STANMAG
Payment Control Number : 995680093501
Payment Date : May 23, 2022
Issued By : LAW MARCUS
Date Issued : May 24, 2022 8:11 AM
Signature : 





United Republic of Tanzania

Small Industries Development Organization (SIDO)

Government Bill

Control Number : 995680093501
Payment Ref : LI/ESTATE/RENT/STANMAG
Service Provider Code : SP568
Payer Name : STANMAG AGRIC LIMITED
Payer Phone : 0773773031
Bill Description : SHED RENT



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SMALL INDUSTRIES DEVELOPMENT ORGANIZATION



LEASE AGREEMENT FOR INDUSTRIAL SHEDS

(INDIVIDUAL)

BETWEEN

SMALL INDUSTRIES DEVELOPMENT ORGANIZATION
(SIDO)

AND

STANMAG AGRIC LIMITED

Stanmag Agric Limited

[Signature]

SMALL INDUSTRIES DEVELOPMENT ORGANISATION



LEASE AGREEMENT FOR INDUSTRIAL SHEDS

THIS AGREEMENT made this 13th day of JUNE 2022

BETWEEN

SMALL INDUSTRIES DEVELOPMENT ORGANISATION a body Corporate Constituted under the provisions of the Small Industries Development Organisation Act, No. 28 of 1973 of P.O. Box 352, LINDI (hereinafter called "SIDO" which expression shall, where the context so admits include its assignees and successors in title) of the one part,

AND

STANMAG AGRIC LIMITED of P. O. Box 32196, DSM (hereinafter called "the Tenant") of the other part.

WITNESSETH as follows:

1. IN CONSIDERATION of the rent hereinafter reserved and the Lessee's covenants hereinafter contained or implied and to be performed and observed by the Lessee, the Lessor DOETH HEREBY DEMISE unto the tenant

SIDO/LD/EST/BLG/IE/8A, SIDO/LD/EST/BLG/IE/8B, SIDO/LD/EST/BLG/IE/9A, SIDO/LD/EST/BLG/IE/9B

(hereinafter called "the demised premises") at a monthly rental of shillings ONE MILLION FOUR HUNDRED THOUSAND (1,400,000/=) payable in advance and without any deduction whatsoever during the first week of each calendar month / calendar year or optionally in lump sum for a total of 6 months subject to the covenants and conditions hereinafter appearing.

2. This lease agreement commences on 1st day of JULY 2022 and expires on 30th day of JUNE 2026.

3. The Tenant HEREBY COVENANTS with SIDO as follows: -

- (a) To keep the exterior and interior parts of the demised premises including all doors, windows, glass, locks and fasteners, walls, water apparatus, electric wiring and fittings therein and other fittings in good and tenantable repair and condition.
(b) To use the demised premises for commercial purposes only.

Handwritten signature/initials

Handwritten signature

- (c) To permit SIDO and her agents at all reasonable times, with or without workmen to enter the demised premises to view the condition thereof and if the same is found to be defective or out of repair to leave or give a written notice of such defects for the Tenant to make good such defects in a proper manner and to the satisfaction of SIDO within the space of one month after such calendar month as aforesaid SIDO may proceed diligently with the execution of such repairs and the costs thereof shall be a debt due from the Tenant to SIDO and be forthwith recoverable by legal action.
- (d) Not to make any alterations in or additions to the demised premises without the consent in writing of SIDO is first had and obtained.
- (e) Not to cut or injure any of the walls of the demised premises or suffer or permit the same to be done.
- (f) Not to assign, sub-let, transfer or part with possession of the demised premises or any part thereof in any way whatsoever without the consent in writing of SIDO is first had and obtained. Breach of this condition shall warrant automatic vacant possession.
- (g) Not to stop commercial production before expiry of the term of this contract without written consent from SIDO for a period of three months or more, should it happen, then SIDO reserves the right to reallocate the same to another entrepreneur
- (h) To peacefully yield up to SIDO at the end or other sooner determination of the specific term hereby created the demised premises so well and sufficiently repaired and maintained as stipulated aforesaid in accordance with covenants and conditions hereinbefore contained. If the Tenant shall have effected any developments on the demised premises after agreement with SIDO in writing any compensation in respect of any unexhausted improvements shall be governed by the terms and conditions contained in the consent letter from SIDO otherwise SIDO is not bound in any way whatsoever to compensate for any unexhausted improvements made nor shall the tenant be allowed to remove fittings and fixtures related to the improvements he made.
- (i) The Tenant shall fix his own Electric Meter before commencement of business.
- (j) To pay for electricity, water and telephone used or consumed in the demised premises and other charges of similar nature.
- (k) The tenant shall utilise the demised premises effectively and throughout the term herein specified and if it is abandoned or remains idle for more than two consecutive months without SIDO's written consent SIDO shall have the right to repossess same and reallocate it to another tenant forthwith.
- (l) The tenant shall utilise the demised premises for the agreed purpose only and any change must get SIDO's consent in writing.





- (m) The tenant shall contribute towards sewerage and waste collection charges at the rate to be fixed by SIDO.
- (n) The tenant may insure against fire his or her business equipments for the whole period of tenancy.
- (o) The tenant shall install fire extinguishers in the demised premises for the whole period of the tenancy.

4. **AND SIDO HEREBY COVENANTS** with the tenant as follows: -

- (a) The Tenant observing the foregoing covenants herein before reserved and performing and observing the several covenants and stipulations herein on his part contained shall peacefully hold and enjoy the demised premises during the specific term hereby created without unlawful intervention by SIDO or any person rightfully claiming under her.
- (b) To pay and discharge all land rent and service charges.

5. **SIDO AND THE TENANT HEREBY AGREE AND DECLARE THAT:**

- a) If and wherever the covenants hereby reserved are not adhered to or if and whenever the Tenant shall not in all things well and truly observe, perform, fulfil and heed all and singular the covenants by the Tenant herein contained, then SIDO may in such case lawfully re-enter upon the demised premises or any part thereof in the name of the whole and the same to have again, repossess and enjoy as in its former state notwithstanding and without prejudice to any right of action or remedy of SIDO in respect of any antecedent breach of any of the covenants, conditions, stipulations and provisions herein contained or implied and on the part of the Tenant to be performed and observed.
- b) If and whenever rent herein reserved remains unpaid for **two consecutive months**, the Tenant shall have automatically revoked this lease agreement and shall forthwith give vacant possession of the demised premises. For clearance of doubt it is hereby irrevocably and absolutely agreed between SIDO and the Tenant that in the event of default in paying rent SIDO shall have lien over the assets of the Tenant within the demised premises and SIDO shall be at liberty to dispose of the assets and recover the rent arrears from the proceeds of such sale and that SIDO shall not be obliged to resort to court in the exercise of this option.
- c) Any restraint on the part of SIDO to exercise any right conferred and contained herein shall not operate as a waiver or estoppel against any intended action.
- d) The Tenant shall give to SIDO one (1) months' notice of his intention to terminate the Tenancy Agreement such notice to be in writing and delivered to SIDO.
- e) SIDO shall give to the Tenant one (1) months' notice of her intention to terminate the tenancy Agreement such notice to be in writing and delivered to the Tenant personally, by post or by affixing it on the door or any other conspicuous place or





by any other method as provided for in the Civil Procedure Code 1966 with regard to Service of Summons.

IN WITNESS whereof the parties hereto have executed these presents on the date, month and year first above mentioned.

SIGNED and DELIVERED by the said Nagesvaran Subramaniam who is known to me / identified to me by the latter being known to me personally this 13th day of June 2022.

Nagesvaran
.....
Lessee

STANMAG AGRIC LIMITED
No. 33, Eyasi Street
Mikocheni B, Plot No. 81 Block A
P.O. Box 32196
Dar-es-Salaam - Tanzania

Before me;

Name: MICHAEL FYUMAGWA
Signature: [Signature]
Postal Address: P.O. BOX 859, MTWARA
Designation: ADVOCATE



SEALED with the common seal of the said SMALL INDUSTRIES DEVELOPMENT ORGANISATION In our presence this 13th day of June 2022.

} Seal / Stamp

Name: Salima Rashid Ally
Signature: [Signature]
Postal Address: Box 352 Lindi
Designation: Regional Manager (op)



Name: Law Marcus Mwanjagawa
Signature: [Signature]
Postal Address: P.O. Box 352
Designation: Regional Accountant

[Handwritten signature]

[Handwritten signature]