

LEASE AGREEMENT

This agreement is made this ___ day of _____ 2022

Between

GHALIB SAID MOHAMED of Dar es Salaam (herein referred to as the Landlord, which expression shall, where the context so require, include his successors in title, agents, and assigns) on one hand and

GSM TANZANIA LIMITED of P. O. Box 6244 Dar es Salaam (herein referred to as the Tenant, which expression shall, where the context so require, include his successors in title and agents) on the other hand

WHEREAS the Landlord lease to the Tenant for office use the area described in Plot 2/2 Mwenge industries area Coca cola road Dar es Salaam (herein referred to as "the leased premises") and is desirous to lease on conditions and subject to the terms as prescribed herein below.

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows:

1. THAT the Landlord shall lease, and the Tenant shall take on lease the leased premises for a term of one calendar year effective from the 05th of February 2022 to 04th February 2025
2. THAT the Tenant shall pay to the Landlord **Tanzania Shillings 2,000,000/= (Two Million Only)** per month totaling **24,000,000/= per annum (Twelve Four Million Only)** which shall be paid upon signing of this agreement.
3. That the Tenant shall use the leased premises for office purposes only and during the currency of the tenancy, the Tenant shall be solely responsible for all public utility bills such as water and electricity in accordance with the use.
4. THAT the Landlord hereby covenants to allow the Tenant throughout the tenancy created herein a quiet and peaceful enjoyment of the leased premises.
5. THAT the Tenant undertakes that all times, shall keep the Demised Premises and appurtenances thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes and sanitary and water apparatus therein in good repair and condition throughout the term of this Lease and to replace from time to time all Landlord's fixtures, fittings and appurtenances in the demised

become replaceable at any time during or at the expiration or sooner upon determination of this lease.

6. THAT the tenant will not affect any structural changes to the leased premises without a written consent of the landlord of which will never be unreasonably withheld.
7. THAT the Tenant shall not sub-lease or otherwise assign or transfer the leased premises to any other person without a written consent of the landlord.
8. THAT this tenancy maybe terminated at the instance of either party upon serving a 30 days' notice in writing expressing his intention to terminate the lease.
9. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one-month notice expressing his desire to renew the tenancy.
10. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.

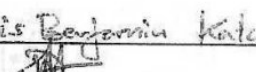
IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder

SIGNED and DELIVERED by the said
GHALIB SAID MOHAMED who is known to
me personally this 5th day of February 2022



LANDLORD

BEFORE ME


Name : Davis Benjamin Kato
Signature : 
Qualification : Advocate.

SIGNED by **AHMAD ALBERTY** in his capacity as a
General Manager for and on behalf of the said
GSM TANZANIA LIMITED
in my presence this 5th day of February 2022



TENANT

BEFORE ME

Name : Davis Benjamin Kato
Signature : 
Qualification : Advocate.

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Tanzania
Kilimanjaro Region
Morogoro District
Morogoro Municipality