



The Land Act (cap.334)

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LEASE AGREEMENT

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BETWEEN

LESSOR: \_\_\_\_\_ **BAHMAN SALIM HEMED** \_\_\_\_\_

AND

LESSEE: **ZANEX LOGISTICS LIMITED**

**Prepared by:**

BrandUp Consult Inc.

P.O. Box 14571.

Dar es salaam, Tanzania.

The Land Act (cap.334)  
LEASE AGREEMENT



**1. ARTICLE 1**

**DEFINITIONS**

“Agreement” means this Lease Agreement between the Lessor and the Lessee Dated this 23<sup>th</sup> day of JUNE 2022.

“Lease Period” means the period of lease which is SIX MONTH from the date of signing of the lease;

“Parties” mean the signatories to this Agreement;

“Rent” means the ANNUAL rent paid on the premise annually compounded annually or in pre-agreed installments (OF SIX MONTHS); subject to changes as Lessor shall think reasonable.

“Tzs” means the currency of the United Republic of Tanzania; and

- 1.1.1 References to the singular include when the context so admits, references to the plural and vice versa and references to Clauses and Annexes are references to Clauses of and Annexes to this Agreement.
- 1.1.2 Words importing the masculine gender shall include the feminine gender and vice-versa and words importing persons shall include companies.
- 1.1.3 If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or not enforceable in any respect, such Invalidity, illegality or non-enforceable provision shall be deemed never to have been contained herein.



## 1. ARTICLE 2

### THE LEASE

1.1.1 The Lessor hereby demises onto the Lease PREMISES for a period of 5 YEARS with installment of six month each year payable for commencing from 13<sup>TH</sup> day of JULY 2022 to 01TH FEBRUARY 2023

1.1.2

1.1.3 13<sup>th</sup> day of JULY 2022, upon expiry of the Lease Period hereby created, the Lessee shall have the option to renew the same for a further period on the terms and conditions to be agreed upon by both parties.

## 2. ARTICLE 3 RENT

### PAYABLE

2.1.1 In consideration of the Lease stated hereinabove, the Lessee shall pay monthly Rent of six months (Tzs. 1,000,000/=) shillings only compounded to (6,000,000) Shillings Only.

2.1.2 If tenant or landlord wish to terminate this contract all notices should be given to both parties three month before the end of the leasing period

## 3. ARTICLE 4

### THE LESSEE'S COVENANTS

4. The Lessee hereby covenants to the Lessor as follows

4.1.1 The OFFICE upon this agreement shall be located at

Region DAR ES SALAAM, District Ilala, Ward TABATA Street SEGEREA,  
Road SEGEREA

4.1.2 to pay during the said term the Rent fore stated punctually without any deduction except in respect of withholding tax and manner aforesaid;

4.1.3 at all times to keep the said PREMISES and it environment clean and preserved moreover electrical appliances, fittings, paint work, and all other conveniences belonging thereto in good working order, repair condition throughout the lease period reasonable wear and tear allowed;

4.1.4 to keep the said Lease PREMISE in good tenantable repair and comply to the Municipal and health Regulations relating to the Lease PREMISES;

4.1.5 leased OFFICE are for residential and storage purpose only and any agreed legal purpose as may be agreed later

4.1.6 no structural changes should be made without written or oral permission from the owner



**Lessor**

SIGNED and DELIVERED in the presence of us, this 13<sup>TH</sup> day of JULY, 2022.

Name: **BAHMAN SALIM HEMED**

Signature:

Address: P.O BOX 5622, Dar es Salaam

**Lessee**

SIGNED and DELIVERED in the presence of us, this 13<sup>TH</sup> day of JULY 2022.

Name: **ZANEX LOGISTICS LIMITED**

Signature:

Address: P.O BOX 34251, DAR ES SALAAM

In the Presence of,

**BEFORE ME**

SIGNATURE:

NAME: VICTOR MWAKIMA

POSTAL ADDRESS: 6476 D'SALAZAR

QUALIFICATION: ADVOCATE



**STAMP DUTY**

Shs: 120,000/= Collected  
Receipt No: 998417828687 Date: 18/7/2022

Regional Manager - Ilala Tax Region

**For official use only**

TIN: 156-315-141

S/D: 120,000

WHT: 600,000 [6 months from 13<sup>th</sup> July - 12<sup>th</sup> Jan 2023]

TOTAL 720,000

15/07/2022.