

## LEASE AGREEMENT

This lease agreement is made this 1<sup>st</sup> day of December 2022

### BETWEEN

NYANTOLO MOHAMED MUSSA of Kurasini Dar es Salaam (hereinafter the Landlord of the first part.)

### AND

NOVUS DISTILLERIES LIMITED of P.O. Box 792 Dar es Salaam (hereinafter the tenant on the second part.

### WHEREAS,

- A. The landlord is the lawfully owner of the office located Temeke, Shama Street, Plot 19 Block No F, Warehouse No 19, Dar es salaam.
- B. The said landlord is desirous of leasing the premises herein above shown for the rental payment herein below agreed to the tenant.
- C. The tenant has agreed to lease the said premises for the consideration herein below agreed.

NOW therefore this agreement witness as follows: -

1. In consideration of the rental payment of 1,500,000 Tshs for a months. Whereas this includes service charge for the whole time.
2. Upon signing of this agreement, the Tenant shall pay rent of 9.000,000/- Tshs as rent for the term of three (6) month in advance.
3. The Landlord covenants to the tenant as follows: -
  - a) As agreed on the terms if the tenant fulfill as agreed upon the tenant will occupy the premises without any disturbance from the landlord or the agent of the landlord.
  - b) The tenant shall use the premise for industrial purpose and it shall operate according to the law.
4. The tenant covenant to the Landlord as follows: -
  - a) That before the last three month, the landlord must provide notice of three month is he wants to terminate the said contract, the same applies to the tenant

he must provide a notice that he is no longer going to lease the said premises, failure to do so the contract shall continue to operate.

- b) To pay rental charges as herein above agreed.
  
- c) Not to carry out any alteration to the demised premises without prior written consent of the land lord
- d) The tenant will be responsible to any damages or encumbrances caused by him.

5. It is hereby mutually agreed by the parties as follows: -

- a) That the landlord will handover the premises as soon as he receives the agreed amount of rent
- b) That if the tenant terminates the agreement without reasonable cause there will be no refund of the money paid as rent herein.
- c) The landlord also if terminates the agreement without reasonable cause the tenant will be entitled to a refund of 3 month rent.

IN WITNESS thereof the parties have put their hands on the date and year herein below shown:-

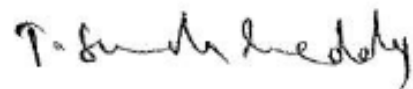
SIGNED and DELIVERED by  
NYANTOLO MOHAMED MUSSA who is known to.

me personally/identified to me by  
.....the latter be known to me  
Personally this 01<sup>st</sup> day of December 2022.

  
.....  
Land lord

SIGNED and DELIVERED by Suresh Reddy as the  
Authorized officer for  
NOVUS DISTILLERIES LIMITED as the  
who is known .....

me personally/identified to me by  
.....the latter be known to me  
Personally this 01<sup>st</sup> day of December 2022.

  
.....  
Tenant

WITNESSED BY

