

LEASE AGREEMENT

This Agreement has been signed on^{1st}..... day of^{October}..... 2022

BETWEEN

Yusuf Ayoub Sangali (hereinafter called Lessor) of Mandela Road , Mabibo area, Plot 110 Block C , House no 53, Mabibo ward , Ubungo District , Dar es Salaam.

AND

Asmara Transport Company Ltd (hereinafter called ' **The Lessee** ') hereby sub-leases premises and offices of property described above as Plot 110 Mandela Road ,Block C , House no 53, Mabibo ward , Ubungo District, Dar es Salaam for term of Six months commencing on 1st October 2022 to start with . After six months the Lessee will renew tenure of three years tenancy . Now the monthly rental fee (hereinafter called ' **The Rent** ') is Tshs 150,000 (one hundred fifty thousand only)

THE LESSEE HEREBY CONVENANTS WITH THE LESSOR DURING THE TERM HEREBY CREATED AS FOLLOWS :

1. To pay the rent in advance on or before the date of this Agreement .
2. Not to re-sublet or part with the possession of the demised premises or any part thereof under any reason or circumstances whatsoever .
3. To use the demised premises for commercial purposes only
4. To keep the demised premises including all floors , walls ceilings , windows, locks and all fittings and fixtures therein or thereon well and sufficiently cleaned and in good and tenatable repair and condition , reasonable wear and tear excepted.
5. To yield up the demised premises at the expiration of the term hereby created or by giving three months notices by either party to the other or three months rent in lieu thereof if before the expiration of the term hereby created , with all fittings and fixtures thereto belonging to the LESSOR which shall remain in the same good tenatable repair and condition as they now are ,fair wear and tear only excepted.
6. To have an obligation of paying the Withholding tax /Stamp duty to TRA

WHT = 90,000
SD = 18,000

Premises ~~Room~~ ^{DK}

THE PERSON SUBLETTING THE ~~ROOM~~ ^{Premises} HEREBY COVENANTS WITH THE LESSEE DURING THE TERM HEREBY CREATED :

1. To provide the following facilities and services:
 - 1.1 Electricity and water ; In the event the Lessee decides to use air conditioners the Lessee will be required to bear the electricity costs of such usage
 - 1.2 Adequate parking lot .
 - 1.3 Security of the premises
 - 1.4 To cooperate fully with the LESSEE

All of us have mutually agreed to the Agreement's contents as signed below

- i) Name : Yusuf Agus Lingsel
Signature [Signature]
Postal address P.O. Box 25018 Darussalam
Qualification Landlord - Owner
- ii) Name Paul e. Syena
Signature [Signature]
Postal address P.O. Box 10714 Darussalam
Qualification Company Secretary Asrama Transport Company Ltd.
- iii) ~~Witness to the above signatures :~~
Name Richard H. Motey
Signature [Signature]
Postal address 32389 DSA
Qualification Notary Public

