

LEASE AGREEMENT

BETWEEN

GULLED INVESTMENT LIMITED CITY MALL

AND

FAM HAULAGE LIMITED

THIS LEASE AGREEMENT is made this 12th day of January 2023

BETWEEN

GULLED INVESTMENT LIMITED CITY MALL of P. O. Box 40121 Dar es Salaam. (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

FAM HAULAGE LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 80698, Dar es Salaam (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of said Plot located at Chalinze (Pingo) situated at Coast Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

1. The Landlord shall
 - a) That this lease agreement will be for a term of ten (5) years, stating from 12th January, 2023 and as witnessed in the Lease Agreement between **GULLED INVESTMENT LIMITED CITY MALL** and **FAM HAULAGE LIMITED** which will be reviewed after every five years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of United States Dollar 28,800 USD only, payable in advance for a period of every twenty-four months with effect from 12th January, 2023.
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.

4. The plot will be used as a garage and parking facility for the flit of tracks intended for the project.
5. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
6. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said
GULLED INVESTMENT LIMITED CITY MALL

This 12th day of January 2023



.....
LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said
FAM HAULAGE LIMITED

This 12th day of January 2023



.....
TENANT