

## LEASE AGREEMENT

**THIS LEASE AGREEMENT** is made today the **15TH** day of **OCTOBER 2023**

**BETWEEN**

**OMARY JUMA SHAIBU** of **P.O.BOX 13654 YOMBO VITUKA DAR-ES-SALAAM** (hereinafter called "The Landlord") with the **NATIONAL ID NO: - 20020306-12105-00002-28** and **Driving license No: 4006695572** of one part.

**AND**

**TWON INTERNATIONAL LOGISTICS LIMITED** of **P.O.BOX 8316 DAR ES SALAAM TANZANIA**. (Hereinafter called "The Tenant") of the other part.

Enter into Lease Agreement on the Property on **Plot No. 639 "A"** situated at **YOMBO VITUKA**.

**NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -**

- (a) The landlord shall grant the Tenant a yard part of property on **Plot No 639 "A"** situated at **MWANGA LODGE** Street within **TEMEKE Municipality** a lease of the said premises for a term of **3 Years** commencing from **1<sup>ST</sup> SEPTEMBER 2023** Lease would Expires on **31<sup>ST</sup> SEPTEMBER 2025**.
- (b) The Tenant in consideration of this agreement binds himself/herself to pay the rent of **750,000/=** per month including maintenance excluding VAT. Maintenance.
- (c) The rent is paid in full for the first year and in **6 Months'** time in the next year which is nonrefundable.
- (d) The Tenant undertakes to deliver the premises in good condition to the Landlord at the termination of the lease and will be responsible to keep the premises clean and tidy during the tenancy.
- (e) The Landlord agrees not to assign. Sublet or part with the premises during the term of the lease.

- (f) The use of the premises will be for Office Purpose only.
- (g) Responsibility by the tenant or landlord for paying for the installation, repair upgrade/ and or enhancement of electrical and water services shall be predetermined and agreed in writing before either party engage such services. The said agreement will then form addendum to this lease agreement.
- (h) Either party can terminate the Lease by giving one month notice in writing anytime during the tenancy as Tenant was part of development of this house
- (i) The Landlord shall be responsible to pay Land rent plus all other duties payable by trade or business in relation to this Lease Agreement except for such taxes that are by situated payable by the tenant.
- (j) After the expiry of the tenancy, the lease can be renewed at the mutual agreement by both parties upon terms and conditions to be agreed upon at that time.
- (k) The Landlord will be responsible to construct the **FENCE** and **WATER CARAVAT** for the Truck's entrance, where the **TENANT** will provide the **GATE** as which the amount used in Making and installation of gate will be deducted to the next year payment as agreed by both parties.

**ACCEPTANCY AD ACKNOWLEDGEMENT.**

**SIGNED** and **DELIVERED** by the said

OMAR JUNIA SHAIKH

Who is known to me personally/  
 Identified to me by.....  
 The latter being known to me personally  
 In this 15th day of October **2023**  
 In the presence of **Notary Public**: -

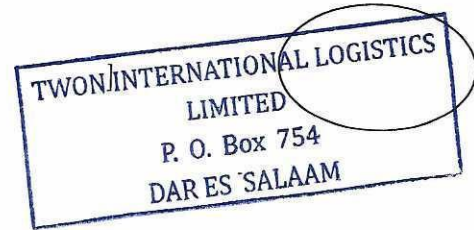
Name:  
 Signature:  
 Address:  
 Qualification:

Kareem Alfor  
[Signature]  
Box 237 Alam  
Paras Dweaty

Name:  
 Signature:  
 Address:  
 Qualification:



**SEALED** with **COMMON SEAL** of the said |  
**TWON INTERNATIONAL LOGISTICS LIMITED** and |  
**DELIVERED** at Dar es Salaam in the |  
Presence of us this 15 of October **2023.** |



Name: Vijayakumar Kupal Krishnan P.  
Signature: [Handwritten Signature]  
Address: P.O. Box 8316 Dar es Salaam  
Qualification: DIRECTOR.

Name: PROSPER AGINANI M.  
Signature: [Handwritten Signature]  
Address: P.O. Box 8316  
Qualification: ACCOUNTS.