

**LEASE
AGREEMENT**

Between

COMFORT APARTMENT LIMITED

And

MEK ONE LOGISTICS LIMITED

DRAWN BY:

LEGAL DEPARTMENT
MEK-ONE GENERAL TRADERS LTD
MEK-ONE PLAZA
NYERERE ROAD
P.O.BOX 5055
DAR ES SALAAM.

Lease of part of the Building known as Mek One Plaza **Plot 4/1 & 8/1,**
Nyerere Road-Industrial Area, Dar es Salaam

LEASE AGREEMENT

This agreement made this 27th December 2021 BETWEEN COMFORT APARTMENT LIMITED P. O. Box 5055, Dar es Salaam (hereinafter called the "LANDLORD") of the first part and MEK ONE LOGISTICS LTD, P. O. Box 5055, Dar Es Salaam (hereinafter called the TENANT) of the other part.

WHEREAS the LANDLORD is desirous of letting his space (hereinafter called the "PROPERTY") identified as Office on Plot number 4/1 & 8/1 Mek One Plaza, CHANG'OMBE 'B' WARD – SANDALI STREET, Nyerere Road-Industrial AREA, DAR ES SALAAM: and

WHEREAS the TENANT is willing and desirous of being leased the said property by the LANDLORD.

NOW THEREFORE THESE PRESENT WITNESSTH;

- 1) THAT, the LANDLORD shall let to the Tenant the property for a period Of two years from the 11th October 2021.
- 2) THAT the monthly Rental charges shall be T. Shs. 150,000/= (TANZANIA SHILINGS ONE HUNDRED FIFTY THOUSAND ONLY) *VAT INCLUSIVE* for an Office space which sums paid in one lot for the whole tenancy period 1,800,000/- (ONE MILLION EIGHT HUNDRED ONLY)
- 3) THAT the TENANT covenant to maintain the property in good maintainable order.
- 4) THAT the TENANT shall bear all charges in respect of Electricity, Water, Sewerage, Telephone Bills and other City municipal services for all the period of this agreement.
- 5) THAT the TENANT shall not convert the PROPERTY to any use other than Office and further shall refrain from dealing in LIQUOR, GAMBLING and/or any sort of DANGEROUS DRUGS in the PROPERTY mentioned herein.
- 6) THAT the TENANT shall surrender the property to the LANDLORD at the expiration of twelve months' tenancy period.
- 7) THAT the tenancy may be renewed subject to new terms and conditions to be agreed by each party and upon giving notice in writing within a period of one (1) months prior to the expiration of the tenancy term.
- 8) THAT the tenant will bear all the costs while renovating the premises and will not be refunded for the renovation done by him, else he should remove all the material put by him.
- 9) THAT the tenant will keep the main structure of the building insured against loss or damage by fire.
- 10) The tenant shall not be entitled to sublet the whole or any part of the Leased Premises without the prior written consent of the Landlord, which consent may be given upon such terms and subject to such conditions as the landlord may in its sole and absolute discretion determine.

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11) The Tenant shall submit 10% of the gross rental payments to TRA being Withholding Tax and shall give a copy of receipts/ certificate to the facility Manager

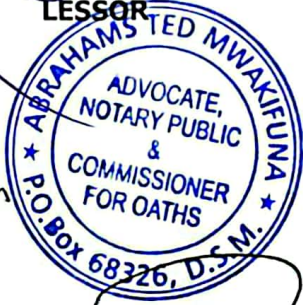
SIGNED and DELIVERED at Dar es Salaam by the said **FARAI CHIRIMUBWE (FINANCE)** on behalf of **COMFORT APARTMENT LIMITED** who is introduced to me by who is known to me personally in my presence this day of, 2021

Signature:

Postal Address: P.O. Box 68326 Dsm

Qualification: Advocate

Tomilia
.....
LESSOR



Tomilia
.....
LESSEE

SIGNED and DELIVERED at Dar es Salaam by the said **MEK ONE LOGISTICS LTD** who is introduced to me by the latter be known to me personally this day of, 2021

Signature:

Postal Address: P.O. Box 68326 Dsm

Qualification: Advocate

