

LEASE AGREEMENT

This AGREEMENT is made on the **03rd January, 2022**

Between

OILCOM(T) LTD a body corporate duly registered and existing under the laws of the United Republic of Tanzania, registration number 18300 whose address for the purpose hereof is P.O.Box 20831 Dar es Salaam, Tanzania (hereinafter referred to as the "Lessor" which expression, where the context so permits shall include its assigns and successors) of the one part;

And

ALHUSHOOM INVESTMENT (T) LTD referred to as "the Lessee) of the other part. Whose address for the purpose hereof is P.O.Box 20831 Dar es Salaam, Tanzania (herein after referred as the "Lessee which expression, where the context so permits shall include its assigns and successors) of the other part;

WHEREAS the Lessor is the owner of piece of land with Offices building and ware houses situated on Plot No: **352, 400 & 402, Kurasini/Keko Akida Area, Temeke Municipality, Dar es Salaam** herein after referred to as ("Demised Premises") and is desirous of leasing the above premises for a consideration of monthly rent of **(USD \$ 50,000/= Vat Exclusive) US Dollars Fifty Thousand Only Vat Exclusive.**

WHEREAS the lessee is desirous of taking on lease the above mentioned demised premises for the said consideration and upon the conditions and the terms hereinafter agreed:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. The period of lease herein referred here is One years **starting from 1ST JANUARY, 2022(1/1/2022) to 31ST DECEMBER, 2022 (31/12/2022)** with option of renewal following two month notice prior to the expiry date & review of rental fees acceptable to both the parties.

2. The monthly rent shall be payable **every Three Months or as per agreed arrangement.**

3. THE LESSEE HEREBY COVENANTS WITH LESSOR AS FOLLOWS: -

- a. Not to assign, sublet or part with the possession of the premises or any other part thereof without written consent of Lessor, consent of which shall not be unreasonably withheld.
- b. To permit the Lessor and or his agent with or without workmen, at reasonable time of the day, after reasonable notice to the Lessee in that- - (respect, to enter upon the premises to examine and or to execute major repairs to the said premises under the Lessor, s covenants in that behalf;
- c. To use the demised premises for business purposes only.
- d. To pay for own electricity, telephone, water or any other running cost.
- e. To pay duties payable by trade or business including stamp duty.
- f. Not to make or suffer to be made any alterations or additions to the Premises without the written consent of the Lessor.
- g. Unless lease renewed subject to rent review acceptable to lesser within the last month prior to the expiry of the contractual period, surrender vacant possession of the premises to the Lessor apartment in good conditions.

Name: ALHUSHOOM INVESTMENT (T) LTD (Lessee)

Address: P.O.Box 20831, Dar es Salaam, Tanzania

8. VARIATIONS

Any agreement to vary this lease shall be in writing and signed by the parties.

9. GOVERNING LAW AND JURISDICTION

This lease shall be governed by and constructed in accordance with the Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the parties hereto have fully executed these presents in the manner and on the day herein before appearing:

Signed at Dar es Salaam on 03rd day of January 2022

SEALED with the **COMMON SEAL** of)

OILCOM (T) LTD)

of P.O.Box 20831, Dar es Salaam, Tanzania)

and delivered in the presence of us)

this 03rd day of January 2022)

LESSOR:

Signature:

Name: Mr. Ally Ameir

Address: P.O.Box 20831, Dar Es Salaam.

Qualification: **Chief Manager**

Signed at **Dar es Salaam** on the 03rd day of January 2022

SIGNED and DELIVERED at Dar es Salaam By

LESSEE: ALHUSHOOM INVESTMENT (T) LTD

Name: FUAD OMAR MBARAK - General Manager

Signature:

Address: P.O.Box 20831 Dar es Salaam.

