

LEASE AGREEMENT

THIS LEASE is made on the 01ST Day of JANUARY 2023

BETWEEN

ISA-G CO. LTD of P.O. Box 4362, Dar es Salaam

TIN NO: 122-985-393

VRN NO: 40-028121-Q (hereinafter called "the Lessor") of the one part

AND

PETLANG MOTORS LIMITED of P.O. Box: 14290 Dar es Salaam

TIN NO: 158-748-630

VRN NO: _____ (hereinafter called "the Lessee") of the other part.

NOW THIS DEED WITNESSETH as follows: -

1. The Lessor HEREBY DEMISES unto the Lessee ALL THAT the Godown, consisting of AREA 600 sq. mt., referred to as No. 2 situated on Plot No.93 at the Pugu Road / Temeke area in the City of Dar es Salaam, Tanzania (hereinafter called "the Demised Premises") TO HOLD and use the same from the 01ST day of JANUARY 2023 up to 31st day of DECEMBER 2023 for the term of ONE (1) Year, PAYING, the Rent in Tanzanian Shillings equivalent of US Dollar Three and Cents Fifty Only (US DOLLAR 3.50) PER SQUARE METER, (VAT inclusive), payable monthly in advance during the whole period of Tenancy.

2. THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:

- a) To pay the reserved rent on the days and in the manner aforesaid.
- b) To keep in tenantable repair and condition the interior and exterior of the demised premises including Doors, Fasteners, Walls, Sanitary & Water apparatus, Electric wiring and electrical appliances.
- c) To permit the Lessor or his/its agents and/or servants at all reasonable times in the day time and after reasonable Written Notice to enter upon and view the condition of the demised premises and the Lessor shall be entitled to give or leave on the

demised premises notice in writing to the Lessee of any defects and want of repair which the Lessee shall be liable to make good under the covenant hereinbefore contained.

- d) Within two (2) months of any such notice as last aforesaid to repair and make good any defects and want of repair for which the Lessee is liable under clause 2 (C).
- e) In the event of any damage whatsoever to any of the items or articles or things specified in clause 2 (C) hereof, to repair or replace the same at the Lessee's cost.
- f) Not to erect or suffer to be erected on the demised premises any addition thereto or to cut, maim, injure nor to allow to be cut maimed or injured any of the walls or any other parts thereof.
- g) Not to assign, sublet or part with the possession of the demised premises or any part thereof without the prior written consent of the LESSOR.
- h) To use the demised premises for storage purposes only. The Lessor has no relation whatsoever with the lessee and his business dealings. The lessee shall not carry on the business of butchery or store any liquor or any hard drinks, inflammable items, any drugs or any item which is ban by the Government of Tanzania in the demised premises.
- i) Not to use or permit to be used the demised premises in any way which would create nuisance or annoyance to the public neighbors.
- j) To yield up the demised premises in good and tenantable repair and condition in accordance with the covenant herein contained, at the expiration of the term hereby created or its sooner determination by giving notice of 3 months in advance by either party.
- k) The Lessee shall insure the demised premises, together with the Lessee's Goods at Lessee's own costs, the Lessor shall not be held responsible whatsoever for any loss to goods or property of the Lessee howsoever caused.

3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows: -
- a) The lessee shall not use electricity and water provided in the demised premises for manufacturing purposes.
 - b) The lessee will pay and discharge all rates, Municipal outgoings and charges for collection of refuse payable in respect of the premises hereby demised.
 - c) The Lessor shall be responsible for payment of Land Rent and other Levies Chargeable on the Landlord.
 - d) The Lessor shall keep and maintain in good and tenantable repair and condition internal structure and outside walls of the demised premises.
 - e) That the Lessee performing the obligations on his or its part herein contained shall peaceably enjoy the demised premises during the said term without any interruption from the Lessor or any person rightfully claiming under or in trust for it.

PROVIDED ALWAYS AND IT'S HEREBY DECLARED

The lessee hereby gives irrevocable power and authority without any Limitation to the lessor to enter the demised premises with or without permission of the lessee on the expiry of the lease or on termination pursuant to a (3) months' notice given in advance, by either party, to remove all the possession of the Lessee with a view to securing vacant possession of the said premises. The lessor shall as agent of the Lessee and shall not be liable for any loss damage suffered by the Lessee howsoever caused as a result of the Lessor exercising the power and authority given herein. The Lessor hereby also states that he/she does not participate or engage in any kind of business activity of what so ever kind it may be apart from this agreement.

4. This agreement shall for all purpose be governed by the Laws of the United Republic of Tanzania for the time being in force.

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

SEALED WITH THE COMMON SEAL of the Said
ISA-G CO. LTD of P.O. Box 4362, Dar es Salaam
and DELIVERED in the presence of us this
1st day of January, 2023
at Dar es Salaam

WITNESSED BY:
Name: Geoffrey N. Saidi
Address: P.O. Box 13162 DSM
Signature: [Signature]
Qualification: Advocate



SEALED WITH THE COMMON SEAL of the Said
PETLANG MOTORS LIMITED of P.O. Box 14290,
Dar es Salaam and DELIVERED in the presence of us
this 1st day of January, 2023
at Dar es Salaam.

WITNESSED BY:
Name: Geoffrey N. Saidi
Address: P.O. Box 13162 DSM
Signature: [Signature]
Qualification: Advocate



in. 8/10/23
1/23