

SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT is made this 19th day of 12, 2022

BETWEEN

M&O LAW OFFICE of P.O. Box 72444 DAR ES SALAAM (hereinafter to referred as the **SUBLESSOR**) which expression shall where the context so admits include his successors and assignees, of the one part.

AND

AFRICAN OIL LOGISTICS LTD a company registered in Tanzania with Reg No. 159312887 whose place for Business is Dar es Salaam (hereinafter to be referred to as **SUBLEESSEE**) which expression shall, where the context so permits include their successors, agents and assignees on the other part

WHERE AS:

1. The sublessor is the lessee of the property located at Plot No. 1& 50 Block 45A Street: Makumbusho District: Kinondoni, Region: Dar es Salaam. (Hereinafter called the demised premises).
2. The sublessee is anxiously looking for potential business premises to lease and the sublessor is desirous of letting the premises to the sublessee and whereas the sublessee is equally desirous to lease the said house under terms and conditions hereinafter set forth.
3. The term of the lease shall be for a period of six years (6) renewable commencing from 19/12/2022 to 18/12/2027
4. The rent shall be **Three hundred thousand (T.shs 300,000/=) per month** and shall be paid to the sublessor in six months basis upon signing of this agreement.

THE LESSEE HEREBY COVENANTS WITH THE SUBLESSOR AS FOLLOWS:

- a) To pay all rates charges and fees for sewage disposal, water, and electricity in respect of the demised premises during the whole period of tenancy.
- b) Not to assign, charge, further sublet or part with the possession of the demised premises or any part thereof without the consent in writing of the SUBLESSOR.
- c) To rectify any minor repairs e.g in case of water leakage minor electrical repairs all cost shall be borne by SUBLESSEE.



- d) During the said tenancy the SUBLESSEE shall use the demised premises for commercial purposes only and not for any other purpose what so ever.
- e) The SUBLESSEE shall, during the subsistence of the agreement permit the SUBLESSOR, his agents or workman to enter the demised premises at reasonable times during the day for purposes of inspecting or repairing the said premises.
- f) The SUBLESSEE shall at all times during the term of this agreement keep the demised premises including all fixtures in good condition and order (reasonable wear and tear acceptable).
- g) Upon the expiration of the tenancy period, the SUBLESSEE shall peacefully yield to the SUBLESSOR vacant possession of the demised premises and hand over the keys personally to the SUBLESSOR or his agent.

THE LESSOR HEREBY CONVENATS WITH THE LESSEE AS FOLLOWS:

- a) To pay all taxes, assessments and charges (other than any rates of charges payable in respect of consumed water, electricity, telephone and sewage disposal), which now are or during the said term shall be imposed on the building.
- b) By the SUBLESSEE paying the rent hereby reserved, and performing and observing all the covenants herein contained the SUBLESSEE may hold and enjoy the demised premises during the said term without any interruption by the SUBLESSOR or his agents.
- c) The SUBLESSEE shall have given to the SUBLESSOR not less than 3 months notice in writing prior to the expiration of the term reserved herein expressing a desire to renew the lease and if shall have duly observed and performed all the terms and conditions hereof, the LESSOR will grant to the LESSEE a new lease of the demised premises by way of renewal for the further period of one (1) year to commence from the date of expiry hereof at the rent to be agreed upon and upon the same terms and conditions in all respects are reserved and contained herein.

THE LESSOR AND THE LESSEE HEREBY COVENANT WITH

- a) That either party may terminate the lease by serving a 3 (three) months notice to the other of his desire to do so.
- b) Prior to the renewal or termination of the tenancy, the demised premises shall be subject to joint inspection by the parties to determine the expected, normal wear and tear beyond which would be for the LESSEE'S account.

SEALED with the COMMON SEAL of the
Said M&O LAW LIMITED
And delivered in my presence this 19 day of
12, 2022



BEFORE ME:

NAME: TOBIESTA M. LHONZO
Signature: [Signature]
Qualification: ADVOCATE
Address: P.O. BOX 12726 - D.S.M



SEAL with the COMMON SEAL of the
Said AFRICAN OIL LOGISTICS LTD
And delivered in my presence
this 19 day of 12, 2022



BEFORE ME:

Name: TOBIESTA M. LHONZO
Signature: [Signature]
Qualification: ADVOCATE
Address: P.O. BOX 12726 - D.S.M

