

## LONG – TERM LEASE AGREEMENT

This AGREEMENT is made on this Second day of October 2022 between **MWANANCHI ENGINEERING AND CONTRACTING COMPANY LIMITED** of P.O BOX 720 Dar es Salaam (hereinafter referred to as the "LESSOR") of one part, and **NSB TRANSPORT LIMITED** of P.O BOX 720 Dar es Salaam (hereinafter referred to as the "LESSEE") of the other party.

WHEREAS the Lessor is the Legal owner of the office Industrial Plot located at PLOT NO. 2 AND 3B MONROVIA ROAD CHANGOMBE, TEMEKE DISTRICT Dar es Salaam (hereinafter to be referred as the "PREMISES") and willing to lease the premises to the said lessee and WHEREAS the Lessee as described above is willing to lease the premises from the said Lessor for purpose, consideration, rent and conditions hereinafter stipulated; but otherwise free from any encumbrances.

### NOW IT IS HERE BY AGREED AS FOLLOWS:-

1. That the Lessor shall lease the premises and the Lessee shall occupy the said premises at rental charge of TZS 350,000/= (Tshs Three Hundred Fifty Thousand Only) per month paid in advance for one year from October 2022 to September 2023 that is TZS 4,200,000/- (Four million two hundred thousand only) per annum

**STAMP DUTY**  
 Tsh. 42,000/- Collected  
 Receipt No. 19801925725 Date 31/10/2022  
 Temeke Tax Service Centre  
 Regional Manager - Temeke

2. The Lessee covenants with the Lessor to:

- i) Pay and discharge sewage, pay for water and electricity consumed and attributed to the demised premises;
- ii) Keep the demised premises and all appurtenances thereof in a clean and reasonable manner through out the said lease term;
- iii) Permit the Lessor and his authorized agent at all reasonable time of the day to enter upon the demised premises for official and necessary inspection;
- iv) Due to the major renovation and good upkeep office premises for the last year, we reduce your rent in order to give relief to recover the cost of the major renovation.
- v) Seek for the written consent from the Lessor when and where he intends to erect structure and or make any alterations in the said premises.
- vi) Maintain and otherwise keep in good condition the structure of the buildings and the boundary wall which are presently in existence or even the structures of buildings to be erected after obtaining the Lessors written consent.

3. The Lessor shall if reasonable need arises give five years notice to the Lessee in case of vacant possession but only on account of the breaches of the terms and conditions of this Lease Agreement if the tenure still exists;

W/T 420,000  
 S/D 42,000

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[Signature]  
 07/11/2022

4. The Agreement shall be determined by the mutual consent of both parties or shall be terminated by the default of either party of the terms and conditions of this Agreement.
5. This Agreement shall in all respects be interpreted in accordance with the Laws of Tanzania.

IN WITNESS WHEREOF the parties here have dully executed these presents in the manner and the days and years hereinafter appearing.

SEALED with the Common Seal of **MWANANCHI ENGINEERING AND CONTRACTING COMPANY LIMITED** ED to the Presence of us this 18 day of October 2022.

Signature: [Signature]  
 Postal Address 720, DAR ES SALAAM  
 Title Accountant



SEALED with the Common Seal of **NSB TRANSPORT LIMITED** and delivered to the Presence of us this 18 day of October 2022

Signature [Signature]  
 Postal Address 720, DAR ES SALAAM  
 Title Finance Officer



IN THE PRESENCE OF: Abrahams Ted Mwakifuna  
 Signature [Signature]  
 Title Advocate  
 Date: 07.11.2022

