



THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT, 1999
(NO:4 of 1999)
CONTRACT OF LEASE
(Under Section 64)

PLOT NO: 440
LOCATION: KIMBWI
DISTRICT: KIJAKA
DAR ES SALAAM

I FOCUS CONSTRUCTION CO. LTD, P.O.BOX 10721, Dar es Salaam (hereinafter referred to as the 'Lessor' which express shall where the context so admits, include its successor and assigns) of the one part.

Hereby agree to lease Land, Land No. T.168356, at KIMBWI, KIJAKA to SABA TRANSPORT COMPANY of P.O.BOX 75513, Dar es Salaam (hereinafter called the 'Lessee') of the other party.

1. Description of the land to be demised.

Plot. No: 440
Location: KIMBWI, KIJAKA
Dar es Salaam

2. Duration of lease: 39 MONTHS from 1ST FEB 2023 to 30TH APRIL 2026

3. Purpose of Lease: COMMERCIAL

4. (a) Rent payable is: 700,000/- per month.

(b) Mode of payment: CASH

5. Date of execution of lease: **On execution of this lease.**

6. Date of delivery of possession of demised premises / Land to the Lessee: **Same as clause 5 above.**

7. Covenants by the Lessee;

i. To pay the water and electricity bills during the term of the lease



Assessment
Stamp duty: $700,000 \times 12 \times 1\% = 84,000$
+ Copy 2,000
86,000

WHF: $700,000 \times 3 \times 10\% = 210,000/-$

- ii. To permit the Lessor and his agents at all reasonable time to enter and examine the state of repair of premises and in case of rent default right of entry is given to the Lessor.
- iii. Not to make any alterations or additions to the demised premises without Lessor's consent in writing.
- iv. Not to damage or use the demised premises or any part thereof for any illegal or immoral purpose or for hazardous material.
- v. To pay rent reserved on the day and in the manner aforesaid.
- vi. The lessee shall be responsible to pay maintenances charges and other fees.
- vii. To pay deposit against any renovation needed after vacating the premises.
- viii. To maintain the demised premises / _____ and tenantable repair.

8. Covenants by the Lessee:

The lessee is free to vacate the premises by giving one month notice to the Lessor subject to clearance of outstanding rent.

9. OPTION: Rent is non- refundable

10. NOTICE: Either party to give 30 days to renew or vacate.

Dated at Dar es Salaam, this 1st FEB day of 2023

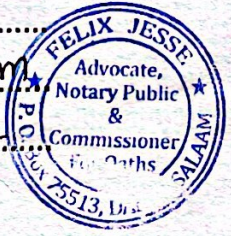
[Signature]
Signature of Lessor

FOCUS CONSTRUCTION CO. LTD.
P. O Box 10721
DAR-ES-SALAAM
TANZANIA

[Signature]
Signature of Lessee
Zuhair J. Ahmad

WITNESS

Name: FELIX JESSE
SIGNATURE: [Signature]
Postal Address: 75513 DSM
Qualification: ADVOCATE



WITNESS

Name: ADOLF W. MAHAY
SIGNATURE: [Signature]
Postal Address: Box 10202 DSM
Qualification: ADVO CABE

