

LEASE AGREEMENT

BY AND BETWEEN

AZAN SAID SALUM

(Lessor)

AND

ASK ENGINEERING COMPANY LIMITED

(Lessee)

In Respect Of

CT NO 50133, 39902 & 34207(WAREHOUSE)

AT

PLOT NUMBER 80,82, 84 respectively Block P

MBULU AREA, KAHAMA.

Drawn By:

VERUM ATTORNEYS,

P. O. Box 16549,

Dar es Salaam - Tanzania



LEASE AGREEMENT

THIS INDENTURE OF LEASE is made and entered at Dar es Salaam on this **01st** day of **March 2023**

BY and BETWEEN

AZAN SAID SALUM, a natural person resident of Tanzania whose address for purposes of this Lease P. o. Box 950 KAHAMA-SHINYANGA, and whose contact address is located at Plot No 80,Block P, Mbulu area, Kahama-Shinyanga and email: mufti2015@yahoo.com. (Hereinafter called and referred to as the “**Lessor**” which term of expression as herein used shall where the context so required or admits, mean and include his successors, heirs, liquidators and assigns); of the one part,

AND

ASK ENGINEERING COMPANY LIMITED a body corporate registered in Tanzania under Cap. 213 of the Laws of Tanzania and having its registered office at P. O. Box 450, Kahama Region (hereinafter called the “**Lessee**” which term or expression as herein used shall, where the context so requires and admits, mean and include the said **ASK ENGINEERING COMPANY LIMITED**, its successors, receivers, and liquidators) of the second part;

WHEREAS the **Lessor** in **01st** day of **March**, 2023 offered in writing his plot of land with certificate of title numbers 50133, 39902 & 34207 situated along Mbulu Area at Plot No. 80, 82, 84 respectively Block P within KAHAMA for lease to the **Lessee** indicating among other things description of the premises, intended rental and other key terms of references;

AND

WHEREAS the **Lessee** on **01st** day of **March**, 2023 signified his acceptance of the premise for a WAREHOUSE as seen all together with its terms of references and showed intention to contract;

NOW THIS DEED WITNESSES as follows:

1. **THAT**, the **Lessor** is the lawful Owner sufficiently entitled to all that divided and define plot with certificate of title number ,50133, 39902 & 34207 (Storage and Warehousing) situated along Mbulu Area at Plot

 2



No. 80, 82, 84 respectively Block P within KAHAMA Municipality and that the **Lessor** has agreed to lease the whole Property unto the said **Lessee** and the **Lessee** has agreed to take on lease of the Property from the said **Lessor** for the period and on the rental, terms and conditions hereafter set out.

2. **THAT** for and in consideration of the lease-rental to be paid by the said **Lessee** and its aforewritten as hereinafter provided unto the said **Lessor** and their aforewritten and in consideration of the covenants provisions and agreements as hereafter contained on the part and on behalf of the **Lessee** and its aforewritten to be paid, observed and performed the said **Lessor** do hereby lease and demise unto the said **Lessee** and its aforewritten the leased plot. Whereby Water and Electricity will be paid on Pay As You Go Basis in which the Electricity will be on the **Lessee**.
3. **TO HOLD** the said demised premises hereto together with the fixtures and the exclusive right to use the rights, privileges, easements, servitudes and appurtenances whatsoever thereto belonging unto the said premises and its aforewritten excluding fittings and workshop tools or equipments for and during the term or period of **Ten (10) years** commencing from the **01st day of March in the year Two Thousand and Twenty three (01/03/2023)** and ending on the **01st day of March in the year Two Thousand and Thirty three (01/03/2033)**. Upon expiration of this Lease is Agreement the Lessor shall opt either to allow the lessee to occupy the premise for another ten (10) years or to sale the demised premise to the Lessee.
4. **YIELDING AND PAYING THEREFORE** during the said term unto the said **Lessor** the clear lease rental of **Tanzanian Shillings two Million (TSH.2, 000,000/=)** to be paid Annually in advance upon execution of this Lease Agreement. **AND**
5. The said **Lessee** and its aforewritten do hereby covenant with the **Lessor** and his aforewritten that the said **Lessee** and its aforewritten shall and will during the continuance of this Lease Agreement hold the said Lease

subject to the following obligations on the part of the **Lessor** and the **Lessee** respectively to be observed and performed.

(A) The **Lessee** hereby Covenants with the **Lessor** as follows:

1. The **Lessee** shall use the premises hereby demised as a Warehouse/Storage, unless otherwise agreed. In case the **Lessee** wants to use the demise premises for and additional purpose, he shall notify the **Lessor** in writing accordingly before commencement.
2. The **Lessee** shall maintain and keep the demised premises in a clean and sanitary state and keep the demised premises in accordance and conformity with the rules and regulations laws and by laws of the relevant local authority and or any other statutory body in force in Tanzania and keep the **Lessor** freed and indemnified from all prosecutions and fines which may be imposed in consequence of the breach or non-performance of any rules and regulations laws or by laws as far as the demised premises are concerned, provided same is not due to any act or omission on the part of the **Lessor**.
3. The **Lessee** shall subject to notification to the Lessor assign sub-let lease or part with the possession of the demised premises or any part or portion.
4. The **Lessee** shall undertake subject to approval do any structural alterations or improvement to the demised premises, other than the fixing or additional electrical appliances, and other necessary equipments required to improve the living/business condition of the demised premises and such equipment as may be necessary for business purposes provided that such fixation or additions has been communicated to the **Lessor** and such consent shall not be unreasonably withheld by the **Lessor**. In the event of the **Lessee** being permitted to do alteration of improvements to the demised premises for the purposes so desired by themselves, the **Lessee** shall do the same at its own cost and expense and shall not be entitled to recover compensation from the **Lessor** for the improvement made unless and only if such improvements were necessarily for the existence of the lease without which the demised premises would not have fit for business purpose. At the



expiration of this Lease the **Lessee** shall as far as practicable restore the premises hereby demised in a good and tenantable condition well maintained, reasonable wear and tear expected.

5. The **Lessor** shall ensure all payments due to the relevant local authorities and any other statutory body in respect of the premises and/or on the rental payable thereon, in respect of the any rights of way, easements servitudes, appurtenances obtained, rented and/or least by the **Lessor** from such authorities in respect of the demised premises are paid to the said authorities as and when they become due the **Lessor** shall ensure that the agreements/ license in respect of the same are kept in force and renewed prior to the expiration thereof.
6. In the event of the **Lessee** required a renewal of this lease for a further period at the expiry of this lease, the **Lessee** shall apply to the **Lessor** or their duly authorized representative not less than one (01) months prior to the expiry of this lease, provided that such renewal shall be granted at the option of the **Lessor** and on the terms and conditions to be mutually agreed upon between the Parties hereto and provided also that such renewal shall not be withheld without reasons by the **Lessor**.
7. In the event of the **Lessee** failing to pay the lease rental on /or before the due date for one rent (01) and the **Lessor** having demanded the same without success for a period of one (1) month from the date due, the **Lessor** shall be entitled to terminate this Lease Agreement without further notice.
8. The **Lessee** shall pay the monthly bill for the usage utilities including water, sanitation, sewer, electricity (according to a separate meter that has been installed), gas, power, fuel and other services incident to **Lessee's** use of the Demised Premises whether or not the cost thereof be a charge or imposition against the demised premises.
9. The **Lessee** shall ensure that all bills in respect of sanitary removal and such fees levied by the local authority in respect of services provided to the demised premises by such local authority will be paid during the continuance of the lease period.



10. The **Lessee** shall pay the telephone bills due in respect of the demised premises for and during the currency of this agreement.
11. The **Lessee** shall ensure that the demises premises are not used in any manner that could create annoyance or nuisance or danger to the public or to the neighbours.
12. The **Lessee** shall permit the **Lessor**, his agents or authorized officers (such agents and authorized officers being identified in writing by the **Lessor**) on a reasonable notice to enter upon the demised premises during working hours for the purposes of viewing and /or executing such repairs as may be necessary to the demised premises. The requirement of notice shall not apply at times of emergency and/or where the property is in danger.
13. The **Lessee** shall be responsible for the provision of his own security, and the safety of his goods and staff for the demise, as security will not be provided by the **Lessor**.
14. The **Lessee** shall and will at the expiration or other sooner determination or termination of this Lease peaceably and quietly deliver up and surrender the said premises hereto described together with the fixtures, fitting and electrical appliances and equipment unto the **Lessor**, as well as removing its goods and effects and those of all persons claiming under it, and to yield up to **Lessor** the demised Premises in good order, repair and condition in all respects; excepting only damage by fire and casualty covered by **Lessee's** insurance coverage (if any) and structural repairs (unless the **Lessee** is obligated to make such repairs) as well as reasonable wear and tear;
15. The **Lessee** shall be entitled to terminate this lease by giving the **Lessor** not less than one (01) months' notice of its intention to do the same and at the end of the said one (01) months' notice this Lease shall come to an end. The **Lessor** shall refund to the **Lessee** the balance of the unutilized lease rental paid in advance and the **Lessor** shall be entitled to either sale the premises to the Lessee or to allow the Lessee to occupy the premises for another 10 years upon expiration of the first period of



tenancy. Provided that the provisions of this paragraph shall also be applicable to the **Lessor** mutatis mutandis.

(B) The **Lessor** hereby covenants with the **Lessee** as follows:

1. The **Lessor** shall permit the **Lessee** to bring its fixtures, tools, workshop equipments and other electrical items to include communication equipment and other items connected thereto, and install the same at the demised premises.
2. The **Lessor** does hereby for himself and his aforewritten covenant with the **Lessee** and its aforewritten that the **Lessee** paying the lease rental hereby reserved and agreed and observing and performing the several covenants and stipulations herein on its part contained shall peacefully hold and enjoy the demised premises during the said term without any interruption by the **Lessor** any person/s: lawfully claiming under or in trust for the **Lessor**.
3. The **Lessor** shall warrant and defend title to demised premises and indemnify and keep the **Lessee** indemnified and saved harmless and reimbursed at all times from all claims demands costs and damages losses outgoings which may be incurred or suffered by the **Lessee** arising out of the title to the demised premises and/or any misrepresentation by the **Lessor** to the said **Lessee** in respect of the authenticity, validity and legality of the title to the demised premises and of the usage of the demised premises as a business premises.
4. The **Lessor** shall expressly mention this indenture of Lease hereby created in any agreement, contacts, liens, mortgages hypothecations, securities and/or deeds including deeds of transfer and gifts of the ownership of the demised premises or any part thereof and shall bind the grantees purchasing or naggings to the effect that such grantees purchasers or assignees will abide by the terms and conditions and previous of the indenture of lease hereby created.

7


5. The **Lessor** shall not encumber in any way the demised premises and shall do the same only if adequate notice has been saved to the **Lessee** and that it is in agreeable to the same and the **Lessor** shall in the event of the Lessee's acknowledgement of the notice pay regularly all interest and capital due on account of any mortgage bonds in respect of the said demised premises and shall keep the **Lessee** free from dispossession or eviction due to the non-payment thereof. The **Lessee** although not obliged to shall be entitled to pay any mortgage installments due and deduct the same from the lease rentals.

6. The **Lessor** shall carry out all major repairs to the demised premises and shall ensure that the said demised premises are at all times maintained in a good and tenantable state. In the event the **Lessor** fails to carry out his obligation of maintained the demised premises in a good and tenantable state of repair, the **Lessee** may at its own option terminate the lease or carry out such modalities of repairs and raise a claim on the amount spent showing the detailed particulars of the repair rendered, the service provider as well as the materials spent. Save as at all material time the amount so spent by the **Lessee** shall be the very minimum in the market.

(C) RENTAL REVIEW:

This Agreement is specific for 120 Months (ten Calendar Years). The rental agreed herein will be FIXED at the rate given and there will be NO rental review till end of the tenure.

(D) PROVIDED ALWAYS THAT and it is hereby agreed by and between the parties:

1. In the event of there being any disagreement regarding the valuation or quantum in respect of damages if any caused to the building as a result of the negligence of the said **Lessee** the matter shall be referred to an independent Valuer agreed upon by the parties hereto, whose decision shall be final as far as issues before him are concerned. In the event that either party is dissatisfied with the decision of the Valuer he may refer the matter to the High Court of Tanzania.



2. **LESSEE'S Alterations:** The **Lessee** shall have the right, at its sole expense, from time to time, to redecorate the Leased Premises and to make such non-structural alterations and changes in such parts thereof as the **Lessee** shall deem expedient or necessary for its purposes; PROVIDED, however, that such alterations and changes shall neither impair the structural soundness nor diminish the value of the Leased Premises and that the **Lessee** obtained the consent thereto of the **Lessor** in writing. The **Lessor** agrees that it shall not withhold such consent unreasonably, provided further that all alterations and/or changes made to the leased premises shall still become remain to be the properties of the **Lessee** at the end of the lease tenure.
3. All notices to be given respect of this Lease shall be given by sending the same by registered post at first place in the case of the **Lessor** addressed to the **Lessor** or his Attorney in Fact, one **Mr. AZAN SAID SALUM**, at P. O. Box 950 KAHAMA. And to the **LESSEE ASK ENGINEERING COMPANY LIMITED**, at P. O. Box 450, KAHAMA-SHINYANGA or to such other address as may be furnished in writing by registered post by the parties hereto each other without prejudice of the laws and procedures governing service of notices. If convenience, notices can be served by physical delivery with a proof of a dispatch-book dully signed and endorsed.
4. **INDEMNITY BY LESSEE:** The **Lessee** shall save and hold the **Lessor** harmless and indemnify him from all injury, loss, claims or damage to any person, property, goods and/or machineries kept or found within the demised Premises during existence of this lease. **Lessee** shall maintain, at its own sole discretion, with respect to the demised Premises, an insurance cover for injury or death of its employees and customers together with its properties against fire or theft. A copy of the policy or a certificate of insurance, if any, shall be delivered to **Lessor** on or before the commencement date and no such policy shall be cancelable without prior written notice to the **Lessor**.
5. The Laws of Tanzania shall govern this Lease Agreement.



[This part hereunder has been intentionally left blank; signature pages follow]

IN WITNESS WHEREOF the Lessor and the said Lessee have set their hands and common seal at the place and date afore written:

SIGNED and DELIVERED before me at
Dar es salaam by the said AZAN SAID SALUM
Who is known/ introduced to me by
..... known to me personally on
This 01st day of MARCH 2023


.....
Lessor

Before me:


.....
Commissioner for Oath

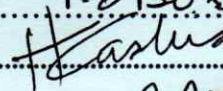
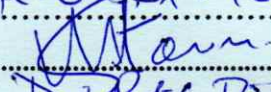


SEALED/STAMPED at Dar es Salaam with the
Common SEAL/ STAMP of the said ASK ENGINEERING
COMPANY LIMITED
on this...01st Day of MARCH 2023



.....
SEAL/STAMP

IN THE PRESENCE OF:

- FULL NAME: VINCENT DONALD KASHIMAYE
POSTAL ADDRESS: P.O. Box 856 KAHAMA
SIGNATURE: 
QUALIFICATION: DIRECTOR
- FULL NAME: SABURI MIKIDADI MSUMA
POSTAL ADDRESS: P.O. Box - 10250, KAHAMA
SIGNATURE: 
QUALIFICATION: DIRECTOR

Before me:


.....
Commissioner for Oath



LEASE AGREEMENT

BY AND BETWEEN

AZAN SAID SALUM

(Lessor)

AND

ASK ENGINEERING COMPANY LIMITED

(Lessee)

In Respect Of

CT NO 16657(TO BE BUILT A WAREHOUSE)

AT

PLOT NUMBER 481 Block M INALA AREA,

TABORA MUNICIPALITY

Drawn By:

VERUM ATTORNEYS,

P. O. Box 16549,

Dar es Salaam - Tanzania



LEASE AGREEMENT

THIS INDENTURE OF LEASE is made and entered at Dar es Salaam on this **01st** day of **March 2023**

BY and BETWEEN

AZAN SAID SALUM, a natural person resident of Tanzania whose address for purposes of this Lease P. o. Box 950 KAHAMA-SHINYANGA, and whose contact address is located at Plot No 80, Block P, Mbulu, Kahama-Shinyanga and email: mufti2015@yahoo.com. (Hereinafter called and referred to as the "**Lessor**" which term of expression as herein used shall where the context so required or admits, mean and include his successors, heirs, liquidators and assigns); of the one part,

AND

ASK ENGINEERING COMPANY LIMITED a body corporate registered in Tanzania under Cap. 213 of the Laws of Tanzania and having its registered office at P. O. Box 450, Kahama Region (hereinafter called the "**Lessee**" which term or expression as herein used shall, where the context so requires and admits, mean and include the said **ASK ENGINEERING COMPANY LIMITED**, its successors, receivers, and liquidators) of the second part;

WHEREAS the **Lessor** in **01st** day of **March**, 2023 offered in writing his plot of land with certificate of title number 16657 [An Area of Apprx. 37,421 Sqm] situated along Inala Area at Plot No. 481, Block M for lease to the **Lessee** indicating among other things description of the premises, intended rental and other key terms of references;

AND

WHEREAS the **Lessee** on **01st** day of **March**, 2023 signified his acceptance of the offer for building a WAREHOUSE as seen all together with its terms of references and showed intention to contract;

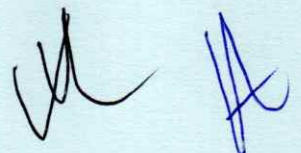
NOW THIS DEED WITNESSES as follows:

1. **THAT**, the **Lessor** is the lawful Owner sufficiently entitled to all that divided and define plot with certificate of title number 16657, **plot no 481, block M, Inala area [An Area of Apprx. 37,421 Sqm]** (Storage and



Warehousing), Municipality and that the **Lessor** has agreed to lease the whole Property unto the said **Lessee** and the **Lessee** has agreed to take on lease of the Property from the said **Lessor** for the period and on the rental, terms and conditions hereafter set out.

2. **THAT** for and in consideration of the lease-rental to be paid by the said **Lessee** and its aforewritten as hereinafter provided unto the said **Lessor** and their aforewritten and in consideration of the covenants provisions and agreements as hereafter contained on the part and on behalf of the **Lessee** and its aforewritten to be paid, observed and performed the said **Lessor** do hereby lease and demise unto the said **Lessee** and its aforewritten the leased plot. Whereby Water and Electricity will be paid on Pay As You Go Basis in which the Electricity will be on the **Lessee**.
3. **TO HOLD** the said demised premises hereto together with the fixtures and the exclusive right to use the rights, privileges, easements, servitudes and appurtenances whatsoever thereto belonging unto the said premises and its aforewritten excluding fittings and workshop tools or equipments for and during the term or period of **Ten (10) years** commencing from the **01st day of March in the year Two Thousand and Twenty three (01/03/2023)** and ending on the **01st day of March in the year Two Thousand and Thirty three (01/03/2033)**. Upon expiration of this Lease is Agreement the Lessor shall opt either to allow the lessee to occupy the premise for another ten (10) years or to sale the demised premise to the Lessee.
4. **YIELDING AND PAYING THEREFORE** during the said term unto the said **Lessor** the clear lease rental of **Tanzanian Shillings two Million (TSH.2, 000,000/=)** to be paid Annually in advance upon execution of this Lease Agreement. **AND**
5. The said **Lessee** and its aforewritten do hereby covenant with the **Lessor** and his aforewritten that the said **Lessee** and its aforewritten shall and will during the continuance of this Lease Agreement hold the said Lease subject to the following obligations on the part of the **Lessor** and the **Lessee** respectively to be observed and performed.



(A) The **Lessee** hereby Covenants with the **Lessor** as follows:

1. The **Lessee** shall use the premises hereby demised as a Warehouse/Storage, unless otherwise agreed. In case the **Lessee** wants to use the demise premises for and additional purpose, he shall notify the **Lessor** in writing accordingly before commencement.
2. The **Lessee** shall maintain and keep the demised premises in a clean and sanitary state and keep the demised premises in accordance and conformity with the rules and regulations laws and by laws of the relevant local authority and or any other statutory body in force in Tanzania and keep the **Lessor** freed and indemnified from all prosecutions and fines which may be imposed in consequence of the breach or non-performance of any rules and regulations laws or by laws as far as the demised premises are concerned, provided same is not due to any act or omission on the part of the **Lessor**.
3. The **Lessee** shall subject to notification to the Lessor assign sub-let lease or part with the possession of the demised premises or any part or portion.
4. The **Lessee** shall undertake subject to approval do any structural alterations or improvement to the demised premises, other than the fixing or additional electrical appliances, and other necessary equipments required to improve the living/business condition of the demised premises and such equipment as may be necessary for business purposes provided that such fixation or additions has been communicated to the **Lessor** and such consent shall not be unreasonably withheld by the **Lessor**. In the event of the **Lessee** being permitted to do alteration of improvements to the demised premises for the purposes so desired by themselves, the **Lessee** shall do the same at its own cost and expense and shall not be entitled to recover compensation from the **Lessor** for the improvement made unless and only if such improvements were necessarily for the existence of the lease without which the demised premises would not have fit for business purpose. At the expiration of this Lease the **Lessee** shall as far as practicable restore



the premises hereby demised in a good and tenantable condition well maintained, reasonable wear and tear expected.

5. The **Lessor** shall ensure all payments due to the relevant local authorities and any other statutory body in respect of the premises and/or on the rental payable thereon, in respect of the any rights of way, easements servitudes, appurtenances obtained, rented and/or least by the **Lessor** from such authorities in respect of the demised premises are paid to the said authorities as and when they become due the **Lessor** shall ensure that the agreements/ license in respect of the same are kept in force and renewed prior to the expiration thereof.
6. In the event of the **Lessee** required a renewal of this lease for a further period at the expiry of this lease, the **Lessee** shall apply to the **Lessor** or their duly authorized representative not less than one (01) months prior to the expiry of this lease, provided that such renewal shall be granted at the option of the **Lessor** and on the terms and conditions to be mutually agreed upon between the Parties hereto and provided also that such renewal shall not be withheld without reasons by the **Lessor**.
7. In the event of the **Lessee** failing to pay the lease rental on /or before the due date for one rent (01) and the **Lessor** having demanded the same without success for a period of one (1) month from the date due, the **Lessor** shall be entitled to terminate this Lease Agreement without further notice.
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10. The **Lessee** shall pay the telephone bills due in respect of the demised premises for and during the currency of this agreement.
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14. The **Lessee** shall and will at the expiration or other sooner determination or termination of this Lease peaceably and quietly deliver up and surrender the said premises hereto described together with the fixtures, fitting and electrical appliances and equipment unto the **Lessor**, as well as removing its goods and effects and those of all persons claiming under it, and to yield up to **Lessor** the demised Premises in good order, repair and condition in all respects; excepting only damage by fire and casualty covered by **Lessee's** insurance coverage (if any) and structural repairs (unless the **Lessee** is obligated to make such repairs) as well as reasonable wear and tear;
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period of tenancy. the provisions of this paragraph shall also be applicable to the **Lessor** mutatis mutandis.

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5. The **Lessor** shall not encumber in any way the demised premises and shall do the same only if adequate notice has been saved to the **Lessee** and that it is in agreeable to the same and the **Lessor** shall in the event of the Lessee's acknowledgement of the notice pay regularly all interest and capital due on account of any mortgage bonds in respect of the said demised premises and shall keep the **Lessee** free from dispossession or eviction due to the non-payment thereof. The **Lessee** although not obliged to shall be entitled to pay any mortgage installments due and deduct the same from the lease rentals.

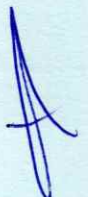
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(D) PROVIDED ALWAYS THAT and it is hereby agreed by and between the parties:

1. In the event of there being any disagreement regarding the valuation or quantum in respect of damages if any caused to the building as a result of the negligence of the said **Lessee** the matter shall be referred to an independent Valuer agreed upon by the parties hereto, whose decision shall be final as far as issues before him are concerned. In the event that either party is dissatisfied with the decision of the Valuer he may refer the matter to the High Court of Tanzania.



2. **LESSEE'S Alterations:** The **Lessee** shall have the right, at its sole expense, from time to time, to redecorate the Leased Premises and to make such non-structural alterations and changes in such parts thereof as the **Lessee** shall deem expedient or necessary for its purposes; PROVIDED, however, that such alterations and changes shall neither impair the structural soundness nor diminish the value of the Leased Premises and that the **Lessee** obtained the consent thereto of the **Lessor** in writing. The **Lessor** agrees that it shall not withhold such consent unreasonably, provided further that all alterations and/or changes made to the leased premises shall still become remain to be the properties of the **Lessee** at the end of the lease tenure.
3. All notices to be given respect of this Lease shall be given by sending the same by registered post at first place in the case of the **Lessor** addressed to the **Lessor** or his Attorney in Fact, one **Mr. AZAN SAID SALUM**, at P. O. Box 950 KAHAMA. And to the **LESSEE ASK ENGINEERING COMPANY LIMITED**, at P. O. Box 450, KAHAMA-SHINYANGA or to such other address as may be furnished in writing by registered post by the parties hereto each other without prejudice of the laws and procedures governing service of notices. If convenience, notices can be served by physical delivery with a proof of a dispatch-book dully signed and endorsed.
4. **INDEMNITY BY LESSEE:** The **Lessee** shall save and hold the **Lessor** harmless and indemnify him from all injury, loss, claims or damage to any person, property, goods and/or machineries kept or found within the demised Premises during existence of this lease. **Lessee** shall maintain, at its own sole discretion, with respect to the demised Premises, an insurance cover for injury or death of its employees and customers together with its properties against fire or theft. A copy of the policy or a certificate of insurance, if any, shall be delivered to **Lessor** on or before the commencement date and no such policy shall be cancelable without prior written notice to the **Lessor**.
5. The Laws of Tanzania shall govern this Lease Agreement.

 9


[This part hereunder has been intentionally left blank; signature pages follow]

IN WITNESS WHEREOF the Lessor and the said Lessee have set their hands and common seal at the place and date afore written:

SIGNED and DELIVERED before me at Dar es salaam by the said AZAN SAID SALUM Who is known/ introduced to me by known to me personally on This 01st day of MARCH 2023

Lessor

Before me:

Commissioner for Oath



SEALED/STAMPED at Dar es Salaam with the Common SEAL/ STAMP of the said ASK ENGINEERING COMPANY LIMITED on this 01st Day of MARCH 2023



SEAL/STAMP

IN THE PRESENCE OF:

- FULL NAME: VINCENT DONALD KASHINAYE
POSTAL ADDRESS: P.O. BOX 856, KAHAMA
SIGNATURE:
QUALIFICATION: DIRECTOR
- FULL NAME: SABURI MIKIDADI MSONA
POSTAL ADDRESS: P.O. BOX 10250, KAHAMA
SIGNATURE:
QUALIFICATION: DIRECTOR

Before me:

Commissioner for Oath

