

LEASE AGREEMENT

BETWEEN

MATHAYO MATHIAS MASHINANGU of P. O. Box 999 Dar es salaam, hereinafter called "LESSOR" which expression shall where the context so admits include his heirs, administrators or assigns of the one part;

AND

GRAMA TRANSPORT COMPANY LIMITED of P. O. BOX 17470 Dar es salaam a limited liability company registered in the laws of Tanzania, hereinafter called "LESSEE" which expression shall where the context so admits include his heirs, administrators or assigns of the other part.

WHEREBY IT IS MUTUALLY AGREED AS FOLLOWS: -

1. The **LESSOR** hereby leases to the **LESSEE** the commercial premise situated at Plot no. 45 Block Buyuni, Ilala District within Dar es salaam region, to hold the said premises for a term of Five Years, effective from 1st January, 2023 for a rent of Tshs 350,000/= (Three and fifty thousand only) per month, payable in six months. The payment for the six months from 1st January, 2023 has been fully paid.
2. **THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:**
 - a) To pay water and electricity bills during the period of the lease and to pay the consumption as billed;
 - b) To use the premises for COMMERCIAL purposes only;
 - c) To keep the demised premises in good and substantial condition including all the interior parts and the sewage; damage by tempest, wear and tear and damage by fire only accepted;
 - d) On the expiration or sooner determination of the term hereby granted to deliver up the said premises to the LESSOR in such a state of good order and preservation shall be in strict compliance with the covenants in that behalf on the part of the LESSEE herein contained;
 - e) The Lease may be renewable for another PERIOD at a rent to be mutually agreed provided the tenant confirming to be a good tenant.
3. **THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:**
 - a. To pay site land rent and taxes in respect of the said premises;
 - b. All repairs and maintenance required at the premises shall be discussed between the parties and implementing as agreed.
4. **PROVIDED ALWAYS AND IS HEREBY AGREED AND DECLARED** that: