

LEASE AGREEMENT

BETWEEN

AHMED MBARAK

AND

TRANSCARE LOGISTICS LIMITED

LEASE AGREEMENT in Plot No. 87 RWANDA/CHANG'OMBE, TEMEKE DISTRICT,
DAR ES SALAAM REGION.



THIS LEASE AGREEMENT made at Chang'ombe - Temeke – Dar es Salaam this 22nd September, 2023

Between

AHMED MBARAK individuals living for gain in Temeke, Chang'ombe of Postal Office Box No. 38383, Dar es Salaam, Tanzania (herein referred to as "the **LESSOR**" which expression shall, where the context so admits, include his assigns, executors and other successors in title) of the **one part**,

TRANSCARE LOGISTICS LIMITED a limited liability Company duly registered under the laws of Tanzania, of Post Office Box Number 38383, Dar es Salaam (hereinafter called "the **LESSEE**" which expression shall, where the context so admits, include his successors and assigns in title) of the other part.

WHEREAS the **LESSOR** is a legal owner of Plot No. 87 Chang'ombe, TEMEKE DISTRICT, within DAR ES SALAAM Region (hereinafter referred to as "property").

AND WHEREAS the **LESSOR** is willing to lease the above named property to the **LESSEE** and **LESSEE** is desirous and willing to lease from the **LESSOR** the said property on terms and conditions hereunder stated.

NOW, THEREFORE, in consideration of the following covenants and agreements, the Parties agree as follows:-

1. In pursuance of the said agreement the **LESSOR** shall lease to the **LESSEE** and the **LESSEE** shall take lease of the premises situated on **Plot No. 87, Chang'ombe, Temeke District, within Dar es Salaam Region, for business acceptable to the Government of Tanzania at the flat monthly rent of Tanzanian Shillings One Hundred Thousand only Tshs. 500,000 per month.**

2. The rent herein reserved for **five (5) years** and shall be payable every six month (6). In addition to the rent herein above stipulated, the **LESSEE** undertakes to further pay electricity, water, and any other outgoings payable and dues to the demised premises.
3. The lease agreement hereby entered shall be for a period of **five (5) years** renewable at the option of parties and upon such terms as shall be mutually determined by both parties
4. The **LESSOR** warrants and represent to the **LESSEE** that he is the sole owner of the Premises herein demised and that he is legally capable and duly authorized to enter into this Lease and perform all the obligations set out herein. The **LESSOR** further warrants and assures the **LESSEE** that the **LESSEE** shall enjoy peaceful possession of the premises without any interference from the **LESSOR** or any person claiming for, under, or, in trust for him and that he shall keep the **LESSEE** free and harmless from any demand, claim, action, or proceeding by any other party in respect or arising out of this Lease.
5. In the event the **LESSOR** fails to fulfill any of his obligations under this Lease, and where this specifically provides no other remedy for such failure, the **LESSEE** is entitled either to terminate this Lease without prior notice, thereby receiving any outstanding unliquidated advances of rental payments, or, at its option, to take any measures which it deems necessary to establish the conditions contemplated by this agreement at the entire expire expense of the **LESSOR**. The **LESSEE** will notify the **LESSOR** in writing of its intention to take action in accordance with this Article prior to taking such action
6. Either party may terminate this lease agreement by giving three (3) months' written notice after occupation of the premises by the **LESSEE**, provided that Termination is not permitted within the first year.
7. Any dispute or difference whatsoever which shall at any time hereinafter whether during the continuance of the lease or upon or after its discharge or determination arise between the parties hereto touching or concerning this lease or its construction or effect or as to the rights, duties or liabilities of the parties hereto or any of them under or by virtue of this lease or otherwise or as to any other matter touching on the lease shall be referred to one arbitrator whose appointment will be agreed to by the parties hereto, however, in event the matter is not settled by the arbitrator then such dispute or claim may be referred by either partly to Court or Tribunal for adjudication and settlement.
8. This Lease Agreement shall be binding on the heirs, assignees and successors in the interest of **LESSEE** and **LESSOR**.



9. If this Lease terminates prior to Lessee's receiving full reimbursement, LESSOR shall pay the un-reimbursed balance plus accrued interest to LESSEE on demand.
10. Lessee agrees to accept the property in its current condition and to keep it in a tenable condition and not to assign this lease, nor to sublet any portion of the property, without first obtaining written permission from LESSOR.
11. LESSEE shall, at reasonable times, give access to LESSOR or its agents for any reasonable and lawful purpose. Except in situations of compelling emergency, LESSOR or its agents shall give the LESSEE at least 24 hours' notice of intention to seek access, the date and time at which access will be sought, and the reason therefore.
12. In the event that the LESSEE fails to pay the rent as stipulated hereinabove the LESSOR shall have the right of demanding vacant possession, without any notice.
13. LESSOR covenants that the LESSEE shall have, hold and enjoy the leased property for the term of this lease, subject to the conditions set forth herein.
14. LESSEE and LESSOR each shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the leased property.
15. This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.
16. This Lease shall be executed in triplicate; one shall be retained by the LESSEE, the second by the LESSOR and one for the Advocate.
17. This agreement shall be construed in accordance with the laws of Tanzania and shall start to have force of law and operate at time when both parties sign this agreement.

IN WITNESS WHEREOF, the LESSOR and the LESSEE have put their respective signatures on this agreement on the day, month and year herein before appearing.

SIGNED and DELIVERED by
the said AHMED MBARAK
who is known to me personally on this
22nd day of September 2023

AHMED MBARAK
LESSOR

AM



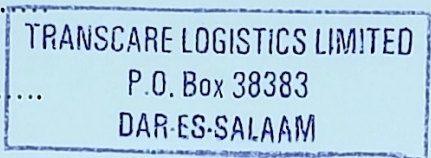
Before me
Name Kaizer Msosa
Signature [Signature]
Qualification Associate



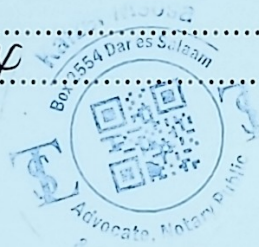
SIGNED and SEALED for and on behalf of TRANSCARE LOGISTICS LIMITED this 22nd September, 2023 }

Company Seal

Name SAMIN AHMED
Signature [Signature]
Qualification DIRECTOR



Before me
Name Kaizer Msosa
Signature [Signature]
Qualification Associate



AA

[Signature]