

SUB LEASE AGREEMENT

THIS SUB LEASE is made on 15th November 2023, between **ELITE CITY LIMITED of P. O. BOX 1313, Dar es Salaam** (hereinafter called as the Tenant) of a property situated on Plot No. 79, Nyerere Road, Dar Es salaam, of the one part and registered under company laws of Tanzania and **SEAL GROUP OF COMPANIES LIMITED of P. O. BOX _____ Dar Es salaam** (hereinafter called as the Sub Tenant) for the front portion of the one-part premises.

AND WHEREAS the Tenants are absolutely seized and possessed or otherwise well and sufficiently entitled to sublet the premises situated on Plot No. 79 Nyerere Road, Dar es Salaam (hereinafter referred as the "demised premises") which they have leased from the lesser **SANA GEMS LIMITED of P. O. BOX 187, Shinyanga** under a lease agreement assigned.

NOW IT IS HEREBY AGREED AS FOLLOWS

1. The tenant agrees to let and sub tenant agrees to rent the **GODOWN No. 7** with **350Sqm** gross of the property located on Plot No. 79, Nyerere Road, Dar es Salaam (hereinafter called the demised premises) for a period of 2 years effective From **15th November 2023 to 14th November 2026**.
2. The rent shall be **USD 4/- (four Dollars Only)** per **SQM** per month plus vat payable in advance every **6 (Six)** months.
3. The Tenant will give possession of the demised premises to the sub – tenant in good and satisfactory condition.
4. The sub tenant shall pay for his share of the electricity bill, water bill and any other utilities consumed by the sub tenant.
5. So long as the sub tenant pays the rent, observes and performs the covenants and conditions contained or implied in the lease and on his part to be observed and performed, the sub tenant shall peaceable and quietly possess and enjoy the property during the term of tenancy without any lawful interruption from or by the tenant or any person claiming rightfully through him.
6. The leased property is fit for human habitation at the commencement of the tenancy and will be kept fit for human habitation during the lease and the sub tenant will use the premises for business purpose only.
7. **Stamp Duty which is 1% and Withholding Tax which is 10% on the annual reserve rent to TRA shall be borne by tenant and copy to be given to tenant.**



8. The sub tenant shall not make any alterations in or addition to the demised premises without the consent in writing of the head tenant.
9. The sub tenant shall keep the interior of the demised premises in good and tenable repair and in a tidy condition at all times.
10. During the period of tenancy the sub tenant shall take reasonable care of the demised premises and shall not cause any damage or permit to suffer any damage to be done to the demised premises and shall pay for any damage thereto caused by way of act of negligence on the other party of the sub tenant, their servants or agents.
11. The sub tenant shall be responsible for the security and the head tenant shall not bear any responsibilities for any theft or loss occurred during the lease period.
12. Not to permit anything in or upon the leased premises or any part thereof which may be or become a nuisance or annoyance to the landlord or to other occupants of the leased premises or the tenant / occupiers of other properties in the neighborhood.
13. The sub tenant shall not be allowed to sublet or part with the possession of the demised premises or any part thereof.
14. The sub tenant shall insure the property at their own risk.
15. Should the parties decide to extend the period of this lease, both parties should negotiate for fresh terms and conditions, after the termination of this lease.

IT IS HEREBY AGREED AND DECLARED by and between the Landlord and the Tenant that:

1. Either party may terminate the lease by giving the other party **Two-Month Notice** in writing of the desire to do so. If such notice is not given, the party who fails to give prior notice as per terms and condition will be liable to compensate by paying rent for equivalent notice period.

This agreement shall be governed by and interpreted in accordance with the Laws of Tanzania.

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed on the day, month and year first written above.



SIGNED AND SEALED with the Common

Seal of Elite City Limited

in our presence thisth day of

NAME: * Rajen Vithlani
SIGNATURE: [Signature]
POSTAL ADDRESS: 1312 Dsm

NAME: Shiyani Bamanica
SIGNATURE: [Signature]
POSTAL ADDRESS: 1313, DSM.

ELITE CITY LTD.
P. O. Box 1313
DAR-ES-SALAAM

Stamp



Stamp

SIGNED AND SEALED with the Common

Seal of SEAL GROUP OF COMPANIES LIMITED

in our presence this 29th day of 11/2023.....

NAME: Ram Sisodiya.
SIGNATURE: [Signature]
POSTAL ADDRESS: 3122

NAME: GEORGE MUMISI.
SIGNATURE: [Signature]
POSTAL ADDRESS: 3122.