

**LEASE AGREEMENT**

**LANDLORD: HUSSEIN ABDULKADIR HUSSEIN**

P.O. BOX 36443  
DAR ES SALAAM.

**TENANT:**

**FHAAM LOGISTICS COMPANY LIMITED**  
P. O. BOX 36443  
DAR ES SALAAM.

**PROPERTY:**

HOUSE ON, PLOT NO 6378 UNGIDONI STREET KIBADA,  
KIGAMBONI DAR ES SALAAM

**RENT:**

TSH FIVE HUNDRED THOUSAND (500,000/=).

**PERIOD:**

Five Years renewable with effect from 1<sup>st</sup> November 2023.

**PAYMENT:**

Three Months in advance

**1. THE TENANT'S COVENANTS:**

The Tenant hereby covenants with the Landlord as follows: -

- a) To pay the rent hereby reserved on the days and in the manner and in the currency aforesaid.
- b) To pay the suppliers thereof all charges for telephone, electricity including meter rent (if any) used in the demised premises well as sewerage, sanitation and conservancy charges with effect from the date the Tenant shall enter into occupation of the demised premises.
- c) To keep the outside and the interior of the demised premises and the appurtenances thereof including doors, windows, floors, ceiling, all glasses in the doors and windows, waste water drains and other pipes and sanitary water apparatus therein and other outbuildings, structures and erections as well as fixtures, fittings, equipment and appliances therein in good substantial repair and condition throughout the term (fair wear and tear and damage by accidental fire, tempest or inevitable accident excepted) and to replace the Landlord's fixtures, fittings, appliances and equipment that may be damaged or become damaged beyond repair during and at the expiration or sooner determination of the said term.
- d) Not to make any structural alterations in or additions to the demised premises without the Landlord's written consent: provided that such consent shall not be unreasonably withheld.
- e) To use the demised premises for office, yard, garage and related purposes.
- f) Not to do or permit to be done upon the demised premises or any part thereof anything that may be or become a nuisance, annoyance, damage or inconvenience to the Landlord, neighbors or occupiers of the property in the neighborhood or in any way interfere with the quiet occupation or comfort of the neighbors.

- g) At the termination or sooner determination of the term hereby created to yield up the demised premises together with all fittings, fixtures, equipment and appliances (if any) in such good, tenantable repair and condition as the demised premise were in at the time of the execution of the Agreement (fair wear and tear excepted)

**2. LANDLORD'S COVENANTS:**

The Landlord hereby covenants with the Tenant as follows:

- 2.1. To permit the TENANT paying the rent hereby reserved and performing and observing the covenants and stipulations herein contained on their part, to peacefully hold and enjoy the demised premises during the term hereby created without any interruption by the LANDLORD or any person rightfully through, under or in trust for the LANDLORD.

**3. MISCELLANEOUS**

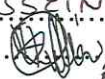
Provided always and it is hereby declared as follows: -

In the event of the demised premises or any part thereof being damaged or destroyed by fire during the continuance of the term hereby reserved or a fair proportion thereof according to the extent and nature of the damage sustained, the lease shall be suspended until the demised premises shall again be rendered fit for occupation and use.

IN WITNESS HEREOF, the Parties hereto have executed this Lease Agreement on the date and year first herein above written in the following manner:

**SINGED BEFORE ME BY THE SAID  
HUSSEIN ABDULKADIR HUSSEIN**

and **DELIVERED** in my presence  
this....1<sup>st</sup>..... day of November... 2023

Name .... HUSSEIN A. HUSSEIN .....  
Signature .....  .....  
Qualification ..... DIRECTOR .....  
Postal Address .... P.O. BOX 36443 DSM .....



**SEALED with a COMMON SEAL of  
FHAAM LOGISTICS COMPANY LIMITED**

and **DELIVERED** in our presence  
this....1<sup>st</sup>..... day of November... 2023

Name. Simon Rodrick Mawalla



Signature .....  
Qualification; Advocate  
Postal Address 9752 Dar es Salaam

