

## LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 01st day of May 2022

BY and BETWEEN

*DELINA GENERAL ENTERPRISES LIMITED* of P.O. Box 16351, *Dar es Salaam* (hereinafter referred to as “the Lessor” which expression shall, where the context so admits include her assigns and or successors in title) of the one part;

AND

*DELINA OIL & GAS DISTRIBUTORS LIMITED* of P.O. Box 16351, *Dar es Salaam* (herein referred as the Lessee which expression shall, where the context so admits include his assigns and or successors in title) of the other part;

WHEREAS the Lessor is the beneficial and registered owner of the Yard with title Number 96931 located at Plot No 1, Block E, MKuza in Kibaha Municipality.

The contracting parties, whose names and addresses have been indicated herein above, have agreed as follows: -

1. That this lease agreement in respect of land leased by Lessee, will be for a term of 3 year stating from 01<sup>ST</sup> day of December 2022.
2. Lessee shall PAY a rent of TZS 150,000 per month only payable six months in advance.
3. The Lessee shall:
  - a). Not assign the whole or any part of the lease premises without the prior written consent of the Lessor.
  - b). Permit the Lessor or persons designated by her at all reasonable times to enter the leased premises, with prior notice of at least 24 hours and with the consent of the Lessee, for the purpose of viewing the conditions of the premises.
  - c). The lessee shall put security guards in place to oversee the security of the premises and his properties and his properties shall stay at the premises at his own risk.
4. The Lessor hereby guarantees that he owns the leased premises and undertakes to be the sole party answerable to any claims of ownership which may arise from any party.
5. The Lessor further undertakes:-

- i). To carry out all necessary major repair and maintenance work to the lease premises (beyond the minor repair and maintenance ensure that the facilities remain in good working condition at all times to the full satisfaction of the Lessee.
  - ii). that the Lessee shall enjoy the facilities of the leased premises without any interference from the Lessor, his family members or his workers and/or agents.
6. At the expiry of the initial period of this agreement, parties may renew the same as mutual consent between them.

IN WITNESS whereof the parties hereto have set their respective hands the day and year first above written.

SIGNED AND DELIVERED at Dar es Salaam

by Common Seal of the DELINA GENERAL ENTERPRISES LIMITED

at Dar es Salaam this 01 day of Dec, 2022

Name: TUDA P. MOSHA  
 Signature: [Handwritten Signature]  
 Postal Address: 16351 Dsm  
 Qualification: DIRECTOR



SIGNED AND DELIVERED at Dar es Salaam

by Common Seal of the

DELINA OIL & GAS DISTRIBUTORS LIMITED

at Dar es Salaam this 01 day of Dec, 2022

Name: Kelvin Pius Chuwa  
 Signature: [Handwritten Signature]  
 Postal Address: P.O. Box 67600 Dsm  
 Qualification: Advocate



[Handwritten mark]