

MINISTRY OF LEGAL RECEIPTS

PAUL JOSEPH MBUYA  
/A DANIEL & CO. ADVOCATES  
P.O. BOX 11963  
DAR ES SALAAM  
STREET MKWEPU/SAMUKA  
TEL : 0785 819391  
TIN 126038194  
URN 400359428

ISSUE NUMBER 001244000000  
TIN 21181F  
11220112116434194037443249106

TAX OFFICE ILALA

CUSTOMER NAME  
ZJBT INVESTMENT LTD  
CUSTOMER ID TYPE BUYER'S TIN  
CUSTOMER ID 166197495

RECEIPT NUMBER 38746  
ZIN 71692  
DATE 11-07-2023

ECR 01  
TOTAL TAX 7627.12  
TOTAL INCLUSIVE OF TAX 50700.00  
CASH  
ITEMS NUMBER 1

MINISTRY OF VERIFICATION CODE  
11079838746  
QR CODE  
END OF LEGAL RECEIPT

# Consolidated Transport Ltd

Freight Forwarders



THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(CAP. 113 OF THE LAWS)

THE RENT RESTRICTION ACT CAP  
(CAP. 339 OF THE LAWS)

## LEASE AGREEMENT

BETWEEN

CONSOLIDATED TRANSPORT LIMITED  
(LESSOR)

AND

ZJBT INVESTMENT LIMITED  
(LESSEE)

P.O.Box 42764, Dar-Es-Salaam,Tanzania  
Tel: 0754227228, Tel: 2861707 Fax: 2861708  
e-mail:consolidated@raha.com  
Website:consolidatedtransport@hotmail.com

11220112116434194037443249106  
P. O. Box 42764  
Dar-Es-Salaam



# Consolidated Transport Ltd

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## LEASE AGREEMENT



THIS LEASE AGREEMENT is made this 01 day of July 2023

Between

**CONSOLIDATED TRANSPORT LIMITED.** Box 42746 Dar Es Salaam, hereinafter to be called 'The Lessor' which expression includes their assigns, agents, and successors in title of the one part;

And

**ZJBT INVESTMENT LIMITED** of P.O Box 32746 Dar Es Salaam, hereinafter to be called 'The Tenant' which expression includes their assigns, agents, and successors in title of the second part;

**WHEREAS** the Lessor is the lawful owner of Plot no.21 Kurasini Tom Estate Dar es Salaam City hereinafter called 'the demised premises'.

**AND WHEREAS** the tenant has inspected the said premises and is desirous of leasing it and the Lessor is willing to let it out;

**NOW THIS AGREEMENT WITNESSETH** as follows: -

1. TERM:

The Lessor shall let the demised premises and the Lessee shall take the said demised premises located on Plot 21, Kurasini Tom Estate Dar es Salaam City from the Lessor for a term of 5 Years commencing on the date of signing the same yearly renewable.

2. RENT

- a. The rent for the demised premises shall be \$3,300 (USD Three Thousand Three Hundred Only) per month excluding VAT. 10% withholding Tax of \$330 and 1% Stamp Duty of \$33. Total government taxes will be \$363 paid directly to

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CONSOLIDATED TRANSPORT LTD.  
P.O. Box 42746  
Dar Es Salaam  
Tanzania



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Tanzania Revenue Authority by Lessee and copies of receipts are to be shared with the Lessor.

- b. The Rent will be paid yearly.
- c. The 12 Month's rent shall be paid in a Lump sum at the beginning of each 12 Months period.
- d. The first payment shall be made on the date of signing this Agreement preferably a whole year payment to smoothly the required government taxes of stamp duty and 10% withholding Tax.
- e. The rent shall be paid into the lessor's designated Bank Account or in any manner which shall be directed to the lessee by the Lessor in writing.



### 3. THE LESSEE'S COVENANTS:

The Lessee hereby covenants with the Lessor 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 as well as sewerage, sanitation, and conservancy charges with The effect from the date the Tenant shall enter into occupation of the demised premises.
- c) To keep the area safe and the interior of the demised premises and the appurtenances thereof including doors, windows, floors, ceiling, all glasses in the doors and windows, wastewater 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(if any).
- d) Not to make any structural alterations in or additions to the demised premises without the Lessor's written consent: provided that such consent shall not be unreasonably withheld.

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Tanzania

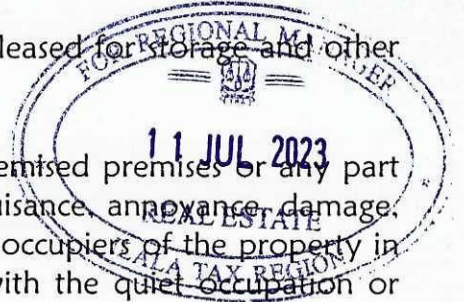


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- e) To use the demised premises for the business leased for storage and other related businesses.
- f) Not to do or permit to be done upon the demised premises or any part thereof anything that may be or become a nuisance, annoyance, damage, or inconvenience to the Lessor, neighbors, or occupiers of the property in the neighborhood or in any way interfere with the quiet occupation or comfort of the neighbors.
- h) To comply with the local authority regulations relating to the demised premises.
- i) To assign, sublet, or part with possession of the demised premises or any part thereof without the previous consent in writing of the Lessor: provided that possession and/or occupation of the demised premises by any person by reason of such person being an employee of the Tenant shall not be deemed to constitute an assignment or subletting thereof.
- g) To permit the Lessor or her duly authorized surveyor or agent upon the demised premises and make an inventory of the Lessor's fittings, fixtures, equipment, and appliances therein.
- k) Not to take upon, keep, place or store any dangerous or inflammable material in the demised premises.
- l) 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)
- m) Not to conduct any illegal business on the leased premises.
- n) To pay the 10% W/holding tax from the agreed rent.
- o) From commencing your tenancy, the security of your Goods and the safety of your Staff is Lessee's responsibility.

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CONSOLIDATED TRANSPORT LTD  
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Tanzania  
0754227228



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#### 4. LESSOR'S COVENANTS:

The Lessor hereby covenants with the Lessee as follows:

- a) To keep the demised premises including the roof, drains, main walls, and timbers in good repair and condition during the term hereby created and to remedy such faults in construction inside or outside affecting the demised premises.
- b) To pay the requisite land rent and property tax in respect of the demised premises.
- c) To permit the LESSEE to pay 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 LESSOR or any person rightfully through, under or in trust for the LESSOR.
- d) Not to enter into a lease of the demised premises with other parties without prior written consent from the Lessee.
- e) To receive all relevant approvals to sign and perform the terms and conditions of this agreement.

#### 5. RENEWAL

The Lessor will at the written request of the Lessee make three (3) calendar months before the expiration of the term hereby created (Unless the same shall have been determined under any of the provisions herein contained and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the Lessee herein contained at the expense of the Lessee) grant to its absolute discretion determine and at the prevailing Market Rates or as shall be mutually agreed between both parties.

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Tanzania



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## 6. TERMINATION OF THE AGREEMENT

This agreement may be terminated by either party by giving three (3) months' notice provided that such notice shall not affect the rent already paid in advance by the Lessee for the duration of the tenancy.

## 7. MISCELLANEOUS

Provided always and it is hereby declared as follows: -

- a) Prior to the expiration of the lease, upon notice issued by the Lessor to the Lessee, the parties shall make a joint inspection of the premises to identify any defects and any damage required to be made good by the tenant prior to handing over of the premises pursuant to clause 4 (c).
- c) If the rent hereby reserved or any part thereof shall be unpaid (whether formally demanded or not) and if there shall be any breach, nonperformance, or nonobservance by the Lessee of any part of the covenants and conditions hereinbefore contained it shall be lawful for the Lessor at any time thereafter to enter upon the demised premises, and this demise shall absolutely determine without prejudice to any right of action or remedy of the Lessor in respect of any breach of the covenants by the Lessee hereinbefore contained.
- d) If either party shall desire to determine the term hereby granted, the party shall give the other party month's previous notice in writing or the equivalent rent in lieu of notice, and in that case, the Tenant shall up to the time of such determination pay the rent and in case either party shall perform and observe all the covenants on their part hereinbefore reserved and contained, then immediately on the expiration of such notice the present demise and everything herein contained shall cease and determine but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of contract.
- e) If the Lessee shall be desirous of taking a new lease of the demised premises after the expiration of the term hereby granted they shall deliver to the Lessor or leave or send by registered post to their last known address in Tanzania notice in writing of not less than a month before the expiration of the term hereby granted and the rent that the parties hereto shall have



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Tanzania



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mutually agreed but subject in all respects to the same terms and conditions herein contained the present clause excepted.

IN WITNESS WHEREOF the parties hereto have signed in the manner and on the day and year hereinafter appearing.

SEALED with Common SEAL of the said )  
CONSOLIDATED TRANSPORT LIMITED in our presence )  
This 01 day of July 2023 )  
at Dar es Salaam)

THE LESSOR \_\_\_\_\_

Signature: \_\_\_\_\_

Name: ASHA M. GOMILE

Address: PLOT # 22, KURASIMI

Qualification: DIRECTOR

CONSOLIDATED TRANSPORT LTD.  
P. O. Box 42746  
Dar-es-Salaam  
Tanzania  
E-mail: consolidated@raha.com



BEFORE ME:

Signature: \_\_\_\_\_

Name: Paul Mbuya

Address: Box 11963

Qualification: Advocate



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SEALED with the Common SEAL of the said )  
 ZJBT INVESTMENT LIMITED in our presence )  
 This 01 day of July 2023 ) THE LESSEE \_\_\_\_\_  
 at Dar es Salaam )

Signature: [Signature]  
 Name: DOING MUMBA  
 Address: P.O. Box 32746  
 Qualification: Director.



**BEFORE ME:**

Signature: [Signature]  
 Name: Paul Mbuya  
 Address: Rue 1196802  
 Qualification: Advocate

E/Pate = 2343-9



TIN: 166-197-945

SLD: \$ 396 = 928,134.4  
 WHT: \$ 990 = 2,320,461  
3,248,645.4

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