

LEASE AGREEMENT

BETWEEN

RAMADHAN JUMANNE KONDO

AND

STERLING INTERNATIONAL LIMITED

THIS LEASE AGREEMENT is made this 12th day of March 2023

BETWEEN

RAMADHANI JUMANNE KONDO of P. O. Box 70861 Dar es Salaam. (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

STERLING INTERNATIONAL LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box **2877**, Dar es Salaam (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

WHEREAS, the **Landlord** is the lawful owner of said **Plot located at Vingunguti industrial area Plot no 93/94 DAR ES SALAAM.**

WHEREAS, the **Tenant** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

The Landlord shall

That this lease agreement will be for a term of ten (5) years, stating from 12th March, 2023 and as witnessed in the Lease Agreement between **RAMADHANI JUMANNE KONDO** and **STERLING INTERNATIONAL LIMITED**

which will be reviewed after every five years periods.

YIELDING AND PAYING therefore and throughout the said term of 24 month at a rent of United States Dollar 28,800 USD only, payable in advance for a period of every twenty-four months with effect from 12th March , 2023.

The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.

At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.

The plot will be used as a garage and parking facility for the flit of tracks intended for the project.

The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.

This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said

RAMADHANI JUMANNE KONDO



.....

LANDLORD

This 12th day of March 2023

SIGNED AND DELIVERD at Dar es Salaam by the said

STERLING INTERNATIONAL LIMITED



.....

This 12th day of March 2023

SIGNED AND DELIVERD at Dar es Salaam by the said

TENANT



STERLING INTERNATIONAL LIMITED
P.O. Box 2877
DAR-ES-SALAAM
TANZANIA