

Lease Agreement

This lease agreement is made on the 1st day of January 2024

Between

AMER MOHAMED MBARAK of P.O.Box 13656, Dar es Salaam (hereinafter referred as the LESSOR) of one part.

And

A.K TRANSPORT CO LTD of P.O. Box 13656 Dar es Salaam (hereinafter referred as the LESSEE) of the other part.

WHEREAS in considering of the rent and Tenant's covenants hereinafter referred and contained, the Landlord **HEREBY DEMISES** unto the Tenant the property comprised of an Apartment situated at **Plot no. 57 Mandela Road**, Dar es Salaam Tanzania.

TO HOLD THE DEMISED PREMISES unto the Tenants for a term of Twelve (12) months commencing on 1st day of January 2024 and expire on **31st December 2024** with an option to renew for a further period.

YIELDING and PAYING. Therefore, a monthly rent of Tshs 300,000/- (Say Tshs Three Hundred Thousand only). The said rent should be fully paid which make the sum of Tshs 3,600,000/- (Say Tshs Three Million Six Hundred Thousand only) Twelve months' rent.

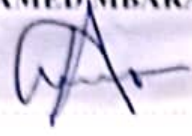
TENANTS HEARBY COVENANTS with the Landlord as follows:

1. The Lessor will pay all Government expenses in relation to this Agreement where necessary.
2. The Lessee shall pay for electricity charges in accordance to LUKU meter, as well as water, security etc.
3. At all times to keep the interior and exterior of demised premises and the appurtenances thereof including doors, windows, and other fixtures, fittings fastening, electricity wires, tiles and water apparatus therein and painting and decorating thereof in a good condition;
4. Not to assign, sublet, underlet of part with possession of demised premise without the prior written consent from Landlord;
5. To use demised premises solely for business purposes;
6. During the lease period, either party may cancel this lease by giving the other three (3) month notice of his intention to terminate.

7. Any notice under this lease shall be in writing and any notice to tenant shall be sufficiently served if left addressed to him on the said premises or served to him by registered post and any notice to the Landlord shall be sufficiently served if sent to him by registered post or personally appearing

8. Lessee shall pay renewed contract one month before the ending of old contract.

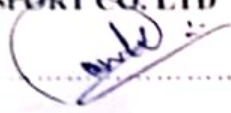
AMER MOHAMED MIBARAK (Lessor)

Signature 

P.O. Box 13656 Dar es Salaam

Date 1st day JANUARY 2024

A.K TRANSPORT CO. LTD (Lessee)

Signature 

P.O. Box 13656 Dar es Salaam.

Date 1st day JANUARY 2024


A.K TRANSPORT CO.
P.O. BOX
DAR ES SALAAM

NAME OF WITNESS DANIEL SIMON

Signature 

Daniel Simon Makini
Notary Public
& Commissioner for Oaths

RECEIPT OF LEGAL RECEIPT

DATE: 01/01/2024
TIME: 10:00 AM
PLACE: DAR ES SALAAM

RECEIPT NUMBER: 24/01/2024

ECR: 01

LEGAL SEALS

TOTAL EXCLUSIVE OF TAX: 10,000,000

TOTAL TAX: 1,000,000

CASH ITEMS NUMBER: 1

*** END OF LEGAL RECEIPT ***