

## LEASE AGREEMENT

LEASE AGREEMENT MADE ON THIS DAY 26<sup>TH</sup> JULY, 2024

BETWEEN

**ABDIRAHMAN HUSSEIN ISSE**, P.O BOX 11106, MOROGORO, (hereinafter called "**Landlord**") on one part  
**AND**  
**401 LOGISTICS LIMITED**, P.O BOX 590 MOROGORO (hereinafter called the "**Tenant**") on the other part. It is mutually agreed as follows: -

## LEASE AGREEMENT

1. The Landlord shall grant the Tenant and the Tenant shall accept a lease of the **OFFICE** which is located on **Plot NO 162 Street: Whitehouse, Msamvu , District :Morogoro , Region: Morogoro.** (hereinafter referred to as the "property") for the period of four years commencing on the **26<sup>TH</sup> JULY 2024**, (hereinafter referred to as the "**Effective Date**") up to **25<sup>ST</sup> JULY 2028**, at the monthly rent of **TWO HOUNDED THOUSAND TANZANIA SHILLINGS ONLY** which amounts to the total of **TWO MILLION AND FOUR HUNDRED THOUSAND ONLY** per year and **NINE MILLION FOUR HUNDRED THOUSAND ONLY (TSHS 9,400,000/-)** as per 4 years
2. The rent will be paid in **FOUR** installments, the first installment will cover the period of **1<sup>st</sup> July 26<sup>TH</sup> JULY 2024** up to **31<sup>ST</sup> JUNE 2025**, and the second installment will cover the period of **31<sup>st</sup> JUNE 2025** up to **26<sup>TH</sup> JULY 2026**, and the third installment will cover the period of **26<sup>TH</sup> JULY 2026** up to **31<sup>ST</sup> JUNE 2027**, and the fourth installment will cover the period of **31<sup>ST</sup> JUNE 2027** up to **26<sup>TH</sup> JULY 2028** , Upon signing of the Lease Agreement, and the payments will be made at the beginning of the term.
3. If the Tenant wishes to terminate this agreement before the expiry of the Lease period, they shall be required to give notice in writing at least Two-month notice.
4. The Tenant shall exercise the option to renew the lease or not by giving a written notice to the Landlord at least two (2) months before the expiry of the Lease.

5. The Tenant shall use the said property for the purpose of poultry farming and any other purpose he chooses too
6. The Landlord is at liberty to agree to the extension of the lease period, for a rent is mutually agreed upon at the termination of the present lease. If the Landlord has the intention to increase the rent. The Landlord will advise the Tenant in writing at least three months in advance. Otherwise, the current will prevail.
7. The parties agree to the terms and conditions stated above have signed the agreement accordingly.

**8. LANDLORD**

Name: J. P. Mwakasuala  
 Signature: [Signature]  
 Date: 26/07/2024

**TENANT**

Name: PRIME POULTRY TANZANIA LTD  
 Signature: [Signature]  
 Date: 26/07/2024

**WITNESS**

Name: Juma Khemisi  
 Name: 26/07/2024  
 Signature: [Signature]

**WITNESS**

Name: [Signature]  
 Signature: [Signature]  
 Date: 26/07/2024

**SIGNED BEFORE**

Name: [Signature]  
 Signature: [Signature]  
 Date: 26/07/2024

