

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO: 4 OF 1999)  
CONTRACT OF LEASE  
(Under Section 64)

CT No. 186071/9  
LO No.: 22524  
L.D. No. 28488  
Plot No. 30  
Saza Road  
Chagom'be  
Dar es salaam

720,000/=   
998420557673 30/5/2022  
/Hamba

We, **Capital Enterprises Ltd** of P. O. Box 6672 Dar es salaam (hereinafter called the Lessor) of one part hereby agree to lease part of the right of occupancy registered under the above reference to **AL AZIZIA (T) LTD** Dar es Salaam (hereinafter called the lessee) of the other part.

- 1 Description of the land to be demised.  
Go down No 5, Changombe Dar es Salaam 460 square meters.
- 2 Duration/Type of Lease: 1 year  
From 01<sup>ST</sup> JANUARY 2022 up to 31<sup>ST</sup> DECEMBER 2026
- 3 Purpose of Lease: COMMERCIAL ONLY
- 4 a) Rent  
Rent will be charged at TZS 6,000,000/= plus VAT (1,080,000/=) per month payable. (TOTAL 7,080,000/=)  
b) Mode of payment  
Cash, cheque or Bank transfer (Through Habib African Bank Ltd. Main Branch Dar es salaam A/C NO for US \$ 0007307-0011 and for TSHS. 0007307-0001)
- 5 Date of execution of lease  
1<sup>ST</sup> JANUARY 2022
- 6 Date of delivery of possession of the demised land to the lessee  
Ready for possession
- 7 Covenants to the lessee
  - a. To pay the rent reserved on the day and in the manner aforesaid.
  - b. To pay electricity and water bill on the demised premises each month regularly. Any additional facility required to be installed by Lessee's expenses
  - c. To permit the lessor and his agents at all reasonable times to enter and examine the state of repair of the premises, and in case of rent default right of entry is given to the lessor.

  
Certified as True Copy of the Original  
**Selemani Aimas**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 19/05/2024

MHI:  $6,000,000 \times 6 \times 10\% = 3,600,000/=$   
S/Duty:  $6,000,000 \times 12 \times 1\% = 720,000/=$   
Add: Penalty as per Sec. 91 TAA (2015)  $750,000/=$   
5,070,000/=  
27/5/2022  
/Hamba

- d. To abide by the regulations governing commercial properties, especially with regards to city regulations in respect of garbage and refuse, Cleanliness, Health, Fire appliance etc.
- e. Not to make any alteration or addition to the demised premises without lessor's consent in writing. Minor repairs allowed at Lessee's expense.
- f. Not to assign, underlet or part with the possession of the demised premises or any part thereof without the consent of the lessor.
- g. Not to use or suffer the demised premises or any part thereof for any illegal or immoral purposes or for any hazardous material.
- h. Not to operate any sound producing equipment beyond a level of annoyance to neighborly relations with other persons working in the same area.
- i. To take care of security equipment's and any damage to be forthwith repaired at lessee's expenses.
- j. To yield up the demised premises in good condition at the expiration of the lease term hereby granted.
- k. To take care of locks and security alarm equipment installed at the premises. Notwithstanding these the Lessor will not be responsible for any theft or fire into the premises. Lessor is advised to insure their goods or other contents in this respect.
- l. Any temporary structure installation made by lessee in the leased premise is to be cleared at lessee's expenses if it is required by lessor

8 That the Lessee paying the reserved rents observing the stipulation herein on Their part contained shall peacefully enjoy the demised premises without any Interruption by the Lessor or any person claiming under or in trust for the Lessor.

9 Option to renew

The Agreed rent is subject to increment with six months' notice in advance

10 Notice

Either party may give 3 months' Notice.

11 Lessee to register the lease with revenue Authority.



*N. Ramesh Babu*

SEALED with the COMMON SEAL of the aid CAPITAL ENTERPRISES LTD.

And DELEVERED at Dar es salaam in our Presence this \_\_\_ Day of \_\_\_ 2022

Name: MR. SHAHEED .M. DHANANI

TIN NO. 100-114-445

VRN NO 10-001648-B

CAPITAL ENTERPRISES LTD.

Signature: *MH*

Address: P.O.BOX 6672  
DAR ES SALAAM

Designation: DIRECTOR

CONTACT PERSON: SHAHEED DHANANI

PHONE NO 2114967/68 -2114999

EMAIL [finance@capitalincgroup.com](mailto:finance@capitalincgroup.com)

CELL NO: 0712786999

SEALED with the COMMON SEAL of the Said AL AZIZIA (T) LTD

And DELEVERED at Dar es salaam in our Presence this \_\_\_ Day of \_\_\_ 2022

NAME: \_\_\_\_\_

TIN NO. 107-116-532

VRN NO. 40-004229-R

Signature: *Al Azizia*  
Address: P.O.BOX 38196

DAR ES SALAAM

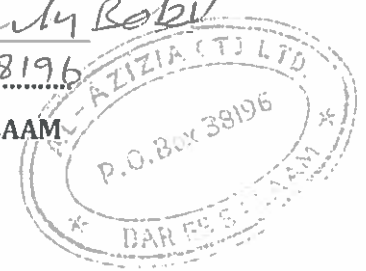
Designation

CONTRACT PERSON \_\_\_\_\_

PHONE NO:

EMAIL:

CELL NO:



720,000/2  
998411504956 5/06/2023  
5/06/2023

G. Y. HASSAM & CO.  
Counselors at Law  
Advocates, Notaries Public  
& Commissioners for Oaths  
Ground Floor, Plot No. 2062/7A  
Asia Street. Tel: 022 2112164  
P. O. Box 7609  
DAR-ES-SALAAM, TANZANIA

25/5/2022

Certified as True Copy of the Original  
**Selemani Almasi**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *Selemani Almasi*  
Date: 19/7/2024