

## LEASE AGREEMENT

This lease agreement is made at Dar es salaam this 1<sup>st</sup> Day of January 2024 between M/s Kamal Steels Limited of P. O. Box 10392, Dar – es – salaam herein after called as “The Lessor” of one part and M/s Kama! Agro Limited, a limited liability company incorporated in Tanzania under the companies Acts 2002 of P. O. Box 10392, Dar – es – salaam herein after called as ‘The Lessee’ of the other part.

### WHEREAS

1. The lesser is absolutely seized and possessed or otherwise well and sufficiently entitled to the right of occupancy for the property on plot No.188 / 2, Chang’ombe, Dar – es – salaam.
2. On the requests of The Lessee, The Lessor has agreed to grant the lease in respects of the part of the demised premises for the term of one year in the manner herein appearing.

### Now This Deed Witnessed As Follows:

1. In pursuance of the said Agreement and in consideration of the rent hereby reserved and of the covenants, conditions and stipulations hereinafter contained and The Lessee’s part to be paid, observed and performed, The Lessor hereby demises unto The Lessee 50 sq. ft. of the premises situated on Plot No.188 / 2, Chang’ombe, Dar es salaam for the use of it sole purpose of business only.
2. To hold the said part of the demise premises for the period of one year commencing from on 01<sup>st</sup> January 2024.
3. The Lessee during the said term pay a monthly rent of Tsh. 200,000/= (Tanzanian Shillings Two Hundred Thousand Only) payable by the end of every month.

### The Lessee Hereby Covenants As Follows:

- a) To pay the rent as aforesaid on the days and in the manner aforesaid.
- b) To pay electricity bills for the electricity Consumed and water bills on basis of actual consumption.
- c) Not to make any structural alterations into or upon the demised premises or make any alterations or additions to the external appearance or any part of the demised premises without the previous consent of The Lessor in writing.
- d) To use the demises for the business purpose of The Lessee.
- e) Not the sublet, transfer, assign or part with the possession of the demised premises or any part thereof.
- f) To keep the interior, exterior of the demised premises in good and tenable repair condition.
- g) To pay rate and taxes to the Tanzanian Revenue Authority whenever applicable from time to time during the term of the lease.

- h) At the expiration or sooner determination of the term hereby granted peacefully to surrender and yield up to the landlords the demised premises in good and tenable repair and condition in accordance with the foregoing covenants.
- i) Should the parties decide to extend the period of the lease, both the parties should negotiate fresh terms and conditions, after the determination of this lease.

IN WITNESS WHEREOF, The Lessor and The Lessee have caused their common seal to be affixed hereunder on the day, month and year first hereinabove written.

Signed, Sealed and delivered by the  
Said M/s Kamal Steels Limited of  
P.O.BOX 10392, Dar - es - salaam this  
01<sup>st</sup> January 2024

Signature.....  
Address: P.O.BOX 10392, Dar - es - salaam  
Qualification: Director



Signed, Sealed and delivered by the  
Said M/s Kamal Agro Limited  
P.O.BOX 10392, Dar - es - salaam this  
01<sup>st</sup> January 2024.

Signature.....  
Address: P.O.BOX 10392, Dar - es - salaam  
Qualification: Director.



STAMP DUTY  
Shs:..... Collected:.....  
Receipt No:..... Dated:.....  
Sign:.....  
LARGE TAXPAYERS DEPARTMENT

BEFORE ME:  
GERALD RICHARD RIWA  
COMMISSIONER FOR OATHS  
P.O. BOX 60507  
DAR - ES - SALAAM.

