

SUB LEASE AGREEMENT

This Lease Agreement is made at Dar es Salaam on the 5th of September 2023

Between

STRONSPUR LIMITED Landlord of the said rented office at Morogoro Road, Dar es Salaam-Tanzania. (Hereinafter referred to 'as the Sub Landlord') Total Area **45SQM**

And

GREENLIFE CHEMICAL INDUSTRIAL LIMITED of post office 9012 Ubungo Business Park, Dar es Salaam, Tanzania. (Hereinafter referred to as 'the Tenant')

WHEREAS:

The Landlord is the registered owner of that office located at Morogoro Road, Shekilango -Dar es salaam.

The Sub Landlord has agreed to give on lease and the Tenant has agreed to take on lease office No.H2,First Floor in plot no 3 (hereinafter called for the sum of **Tshs 500,000/= (Five Hundred Thousand Only) per month.**

NOW, THIS Agreement Witnessed as follows:

1. Lease.

In pursuance of the said Agreement and in Consideration of the rent hereby reserved and the Tenant's Covenants hereinafter mentioned, the Landlord hereby demises unto the Tenant the Demised Premises for a minimum period of 12 months commencing on the 5th September 2023 and ending on 4th September 2024, subject to revision of rental amount and the terms & conditions hereunder after **12 months.**

2. Payment of the Rent. The total rent for twelve months is Tshs **6,000,000/-**where by the lessee shall pay the full amount in advance.

3. Landlord's Warranties and Representations.

The Landlord warrants and represents to the Tenants that it is the legal owner in possession of the properties herein and that it is legally capable and duly authorized to enter into this lease agreement and perform all the obligations set out herein.

7. This agreement is construed by the laws of the United Republic of Tanzania.

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

The date at Dar es Salaam this 4th day of Sept 2023

Signed by

Full name: ZHY KATHONG

Address: DAR ES SALAAM

Qualification: DIRECTOR

Signature: [Signature]



Signed for and on behalf of by

GREENLIFE CHEMICAL INDUSTRIAL LIMITED

Full name: RISAKA MBAGA

Address: DAR-ES-SALAM

Qualification: Business Manager

Signature: [Signature]



STAMP DUTY
Shs. 60,000/-
Receipt No. 9984112986209 Dated 13-09-23 collected
Regional - Manager Kinondoni Tax Rep...