

**LEASE AGREEMENT**

**BETWEEN**

**KAMAL ALLOYS LIMITED**

**AND**

**KAMAL AGRO LIMITED**

**Drawn by:  
Kamal Alloys limited  
Plot No. 188/2. Mwakalinga Road,  
Chang'ombe Road  
P.o Box 10392, Dar es Salaam, Tanzania.**

## LEASE AGREEMENT

**THIS AGREEMENT** is made this **01<sup>st</sup> Day of July 2024**

**BETWEEN**

**KAMAL ALLOYS LIMITED** a limited liability company with physical address Plot No. 188/2 Chang'ombe Road, Mwakalinga Street, P. O. Box 10392, Dar es Salaam, Tanzania (hereinafter called the "the LESSOR" which shall, where the context so requires, Include his personal representative, heirs and assignees).

**AND**

**KAMAL AGRO LIMITED**, a limited liability company with physical address Plot No. 188/2 Chang'ombe Road, Mwakalinga Street, P. O. Box 10392, Dar es Salaam, Tanzania (hereinafter called the "the LESSEE" which shall, where the context so requires, Include his personal representative, heirs and assignees).

**WHEREAS** the lessor is the lawful owner of all that land described as **Title Number 137976, Plot No. 44, Block "M", L.O Number 531742, Kerege in Kerege Area, Bagamoyo measuring area of 12,809 Sq Metter** (hereinafter referred to as the "the property") and willing and desirous to lease the same to the lessee on terms and conditions to be agreed hereunder.

**AND WHEREAS** the Lessee has agreed to lease the demised property described herein above from the Lessor on terms and conditions agreed herein under.

**NOW THEREFORE**, this **AGREEMENT** witnesses as follows:

1. The Lessor hereby lease and the Lessee hereby ready to lease the property described herein above at the lease rent consideration of the net price of **TZS Seven Hundred and Eighty Thousand (TZS 780,000) per month** paid by the Lessee towards the end of each year.
2. The lease agreement shall be in effect for a period of 3 years from the date of execution of this agreement.
3. That Lessor shall further hand over physical possession of the demised property to the Lessee within seven days from the date of this Agreement.
4. That the Lessor warrants that the demised property is free from any encumbrance whatsoever.
5. It is hereby agreed that cost for the herein below items shall be paid by the Lessee
  - a. Payment of electricity bills;
  - b. Payment of cleanliness inside and outside the demised premises;
  - c. Payment of water bills;
  - d. Payment of security guards, if any;
  - e. Other normal repair and maintenance

6. The Lessor further undertakes to pay all outstanding land rent in respect of the Demised Property.
7. That the Lessor further warrants that he has full power and authority to effect disposition of the property and that his property is not a matrimonial property therefore does not require spouse consent.
8. That this agreement supersedes all other agreement in relation to this property between the parties and nullifies all other agreement between the Lessor and third parties in relation to this property.
9. This is the entire Agreement between the parties no representation. Oral agreement or undertaking not contained herein shall effect or alter the same.
10. That the Lessor shall pay all the taxes, legal fees and such other expenses relating to this Lease Agreement.
11. This agreement shall be terminated eventually at the end of the contract period or upon a three months' notice by either party.
12. That all the parties have agreed to be bound by the terms of this agreement by appending their signatures as shown herein under.
13. It is further agreed by both parties that any dispute arising from this Lease Agreement shall be resolved within the framework of the laws of Tanzania.

IN WITNESS WHEREOF, the parties here to have caused this Agreement to be executed this 01<sup>st</sup> Day of July 2024.

SEALED with the common Seal of  
KAMAL ALLOYS LIMITED  
and DELIVERED in the presence of us  
This 01<sup>st</sup> Day of July 2024.

Name: .....SATYAM S GUPTA.....

Signature: ..........

Postal Address: .....P.O. Box 10392.....

Designation: .....DIRECTOR.....

STAMP DUTY  
TShs. 93,600/=  
Receipt No. 998449605445 Date 07/01/2025  
Regional Office - Temeke



SEALED with the common Seal of

**KAMAL AGRO LIMITED**

and DELIVERED in the presence of us

This 01<sup>st</sup> Day of July 2024.

Name: ... SAMEER SANTOSH GUPTA

Signature: ...  ...  
KAMAL

Postal Address: ... 10392 DSM ...

Designation: ... DIRECTOR



BEFORE ME:



GERALD RICHARD RIWA  
COMMISSIONER FOR OATHS  
P.O. BOX 60507  
DAR ES SALAAM.

