

UNITED REPUBLIC OF TANZANIA

MINISTRY OF REVENUE

P.O. BOX 7110 DAR ES SALAAM

NO. 1055 711 116 201

STREET: KINROSSI

TANZANIA

TAXPAYER'S IDENTIFICATION NUMBER

00000000000000000000

UIN 01181M

TAX OFFICE ILALA

CUSTOMER NAME

ILALA STATE

ADDRESS

ILALA STATE

RECEIPT NUMBER 211

ZNO 1/0555

DATE 10-12-2024 TIME 10:47:45

ECR: 01 OP: 01

TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX 0.00

TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX 0.00

CASH 0.00

ITEMS NUMBER 1



THE REGISTRATION OF DOCUMENTS ORDINANCE (CAP.117)

LEASE AGREEMENT

DATED 1ST JANUARY' 2024

BETWEEN

OK PLAST LIMITED

AND

MASTERCool INDUSTRIES LIMITED



THE REGISTRATION OF DOCUMENTS ORDINANCE (CAP. 117)

LEASE AGREEMENT

DATE : 01/01/2024
LANDLORD : OK PLAST LIMITED OF P.O BOX 8812, DAR ES SALAAM.
LET TO
TENANT : MASTERCOOL INDUSTRIES LIMITED OF P.O BOX : 34331,
DAR-ES-SALAAM.
PROPERTY : 3-GODOWN LOCATED AT PLOT 89 & 90; VINGUNGUTI INDUSTRIAL AREA,
DSM,
RENT : TANZANIAN SHILLINGS FIVE MILLION FIVE HUNDRED THOUSAND ONLY
(TZS.5,500,000) PER MONTH PLUS VAT
PERIOD : 01/01/2024 TO 31/12/2024

A. TENANTS OBLIGATIONS

1. PAYMENTS

- 1.1 THE TENANT IS TO PAY THE LANDLORD THE RENT ON MONTHLY BASIS DURING FOR THE LEASE PERIOD. RENT SHOULD BE PAID BEFORE THE 07TH DAY OF EVERY MONTH.
- 1.2 THE TENANT IS TO PAY STAMP DUTY @ 1% OF THE TAXABLE VALUE OF THE ANNUAL RENT TO TANZANIA REVENUE AUTHORITY (TRA) AND RETURN A COPY OF THE LEASE AGREEMENT DULY STAMPED BY TRA.
- 1.3 THE TENANT IS TO DEDUCT WITH-HOLDING TAX @ 10% ON THE TAXABLE VALUE OF THE OF EVERY SIX MONTHS RENT AND REMIT THE TAX TO TRA.
- 1.4 WITH-HOLDING TAX CERTIFICATE AND TAX PAYMENT ACKNOWLEDGE COPIES ARE TO BE PROVIDED TO THE LANDLORD WITHIN 30 DAYS OF THE SUCCEEDING MONTH.



2. THE TENANT SHALL BE RESPONSIBLE FOR PAYMENT OF ALL UTILITIES, INCLUDING WATER, SEWER AND ELECTRICITY USED IN RESPECT OF THE LEASED PROPERTY DURING THE TERM OF THIS AGREEMENT.
3. THE TENANT SHALL ENSURE THAT HIS ITEMS/MACHINERY IN THE LEASED PROPERTY ARE ADEQUATELY INSURED AND PROVIDE FOR SECURITY.
4. THE TENANT IS RESPONSIBLE FOR THE UPKEEP OF THE LEASED PROPERTY.
5. THE TENANT IS TO GIVE THE LANDLORD ACCESS OR ANYONE AUTHORIZED BY HIM IN WRITING ACCESS TO THE LEASED PROPERTY FOR INSPECTION, MAINTENANCE WORK, VALUATION OF THE PROPERTY ETC.
6. THE TENANT SHALL NOT MAKE ANY ALTERATIONS UNLESS WITH THE LANDLORD'S CONSENT IN WRITING (AND THE LANDLORD IS NOT ENTITLED TO WITH-HOLD THE CONSENT UN-REASONABLY).
7. THE TENANT SHALL NOT TRANSFER, SUBLET OR SHARE OCCUPATION OF THE WHOLE OR ANY PART OF THE PROPERTY WITH-OUT THE LANDLORD'S PRIOR WRITTEN CONSENT (AND THE LANDLORD IS NOT ENTITLED TO WITH-HOLD THAT CONSENT UN-REASONABLY)

B. THE LANDLORD'S OBLIGATIONS

WHILE THE TENANT COMPLIES WITH THE TERMS OF THIS LEASE, THE LANDLORD IS TO ALLOW THE TENANT VACANT POSSESSION OF THE PROPERTY FOR HIS USE WITHOUT ANY UN-LAWFUL INTERFERENCE FROM THE LANDLORD.

C. RENEWAL, TERMINATION AND END OF LEASE PERIOD

- 1.1 THE TENANT SHALL HAVE AN OPTION TO RENEW THE ELASE FOR THE PROPERTY BY GIVING THE LANDLORD WRITEN NOTICE OF THE LEAST (3) MONTHS PRIOR TO THE XPIRATION OF THE LEASE PERIOD.
- 1.2 THE LEASE SHALL BE FOR PERIOD OF ONE YEAR AND SHALL BE RENEWED FOR A FURTHER PERIOD OF ONE YEAR.
- 1.3 IN CASE THE TENANT WISHES TO TERMINATE THE LEASE AGREEMENT PREMATURLY. THE TENANT HAS TO GIVE THREE MONTHS ADVANCE NOTICE OF HIS INTENTION FORTERMINATION STATING VALID REASONS FOR DOING SO.
- 1.4 THE TENANT SHALL SURRENDER THE LEASED PROPERTY IN GOOD AND TENABLE STATE UPON COMPLETION OF THE LEASED PERIOD OR ON UNTIMELY TERMINATION OF THE LEASE PERIOD.



LAW AND JURISDICTION

THIS LEASE SHALL BE GOVERNED AND CONSTRUCTED IN ACCORDANCE WITH THE LAW OF THE UNITED REPUBLIC OF TANZANIA.

IN WITNESS WHEREOF THE PARTIES HAVE EXECUTED THIS LEASE THIS 2ND DAY OF JANUARY'2020.

SEALED WITH THE COMMON SEAL OF
OK PLAST LIMITED
AND DELIVERED IN THE PRESENCE OF US
THIS _____ DAY OF _____ 2024

SIGNATURE _____
NAME SAMEER FADLACAT
ADDRESS P.O. Box: 8812, Dsm
QUALIFICATION: **DIRECTOR / COMPANY SECRETARY**



WITNESS:

SIGNATURE _____
NAME Mawala Muya
ADDRESS P.O. box 75308 Dar es Salaam



SEALED WITH THE COMMON SEAL OF
MASTERCool INDUSTRIES LIMITED
AND DELIVERED IN THE PRESENCE OF US
THIS _____ DAY OF _____ 2024

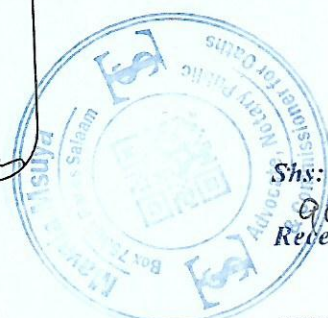
SIGNATURE _____
NAME FADL GHADAR
ADDRESS P.O. Box: 8812; Dsm
QUALIFICATION : **DIRECTOR / COMPANY SECRETARY**



MASTERCool INDUSTRIES LIMITED
P. O. BOX 8812
DAR-ES-SALAAM

WITNESS:

SIGNATURE _____
NAME Mawala Muya
ADDRESS P.O. box 75308 Dar es Salaam



STAMP DUTY

Shs: 660,000/= Collected
Receipt No: 993016650246 Date: 30/1/24

Qu

Regional Manager - Ilala Tax Region,

TIN: _____
SID: 660,000