

LEASE AGREEMENT

BETWEEN



**ORIENT (T) LTD
P.O. Box 15027,
DAR ES SALAAM,
TANZANIA.**

AND

**GLOBAL PAINTS TANZANIA PVT LIMITED
TIN # 168-759-924
DAR ES SALAAM,
TANZANIA.**

LEASE AGREEMENT.

This Agreement is made at Dar es Salaam on 01/03/2024

BETWEEN

ORIENT (T) LIMITED (Herein after referred to as "THE LESSOR") of the one part.

AND

GLOBAL PAINTS TANZANIA PVT LIMITED (Herein after referred to as "THE LESSEE") of the other part.

WHERE AS; the lessor is the lawful owner of the premises in plot no 136 Block 246 situated and erected at KIPAWA AT NYERERE ROAD. Dar es Salaam inclusive of all the easements and appurtenances thereof (Herein after called "DEMISED PREMISES") and whereas the LESSEE is desirous of leasing the demised premises from the LESSOR who is willing and ready to lease the same to the LESSEE.

And whereas both the LESSOR and the LESSEE have carried out negotiations with regard to the lease and now wish to have their agreed terms and conditions be reduced into formal contract, do declare as follows: 16.5 x 24 mtr x 17.5 mtr

1. The lessor and the LESSEE agree on monthly rent of USD 2500/= INCLUSIVE VAT. (USD TWO THOUSAND AND FIVE HUNDRED DOLLARS ONLY). whereas the rent should be paid to the lessor at the time of signing this contract, and the payment should be in every 6 months, FOR SUM USD 15,000 (USD FIFTEEN THOUSAND DOLLARS ONLY).
2. The LESSOR hereby agrees and lease to the LESSEE the DEMISED PREMISES for the contract period of 24 MONTHS commencing from date 01/03/2024 to date 29/02/2026
3. The LESSOR and the LESSEE hereby agree that the lessee shall occupy and utilize the demised premises solely and exclusively for the business/office purpose/living.
4. THE LESSEE HEREBY COVENANT WITH THE LESSOR ADDITIONALLY AS HEREUNDER:
 - (a) THAT the LESSEE shall make use, utilize and occupy the demised premises solely and exclusive for purpose agreed upon by parties.

(b) THAT the LESSEE should bear, pay and discharge all charges for water, sewerage collection, used by the LESSEE during the entire period of the lease.

(c) THAT the LESSEE shall take all safety precautions recommended by relevant authorities in handling of equipment, fluids and the like and additionally on storing or bringing to the demised premises any article of a combustible, inflammable or dangerous nature and to comply with all recommendations of fire authorities as to take fire precautions relating to the demised premises.

(d) THAT the LESSEE shall ensure not to suffer on the demised premise or any part thereof any act or matter of thing whatsoever which may be or may cause annoyance or nuisance to neighbors or occupiers of adjoining premises.

(e) THAT the LESSEE shall not assign or sublet the whole or any part of the demised premises without prior written consent of the LESSOR.

(f) THAT the LESSEE shall not do or permit anything to be done in or upon the demised premises or any part thereof which may cause waste, damage or loss to the demised premise or occupants of any other property in the neighborhood.

(g) THAT the LESSEE shall on termination of this agreement or soon thereafter, deliver vacant possession of the demised premises in such good tenable order or repair (wear and tear expected).

(h) That, the LESSEE should obey this law, that **ALCOHOL IS NOT ALLOWED** in the property.

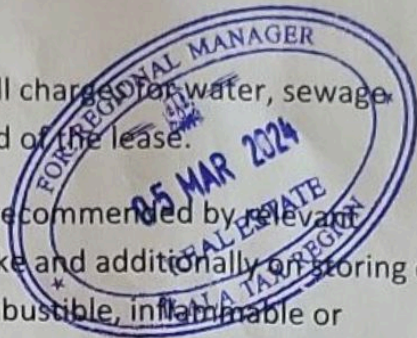
5. THE LESSOR HEREBY CONVENANTS WITH THE LESSEE AS FOLLOW: -

(a) THAT the LESSOR shall ensure that while the lease is in force, not to dispose of any or part of the demised premise without prior consultation with the LESSEE.

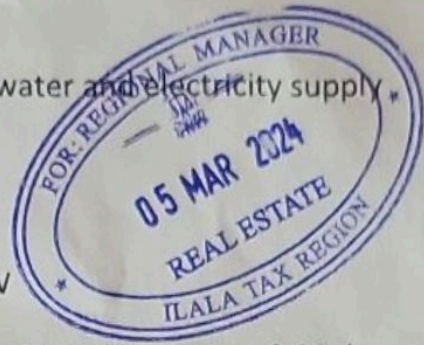
(b) THAT the LESSOR shall ensure that he pays all land rents and taxes which are charged or chargeable in respect of the demised premises.

(c) THAT the LESSOR shall be responsible for any major repairs to the site which shall remain part of the main structure in premises of LESSOR.

(d) THAT the LESSOR shall ensure that while the LESSEE is paying rent and in the manner hereby reserved and obeying and performing the several covenants and stipulations made herein on his part, shall **PEACEFULLY HOLD AND ENJOY** the demised premises during the said term without any interruptions by the LESSOR.



(e) THAT the LESSOR shall ensure that there is running water and electricity supply connected to the premises



6. THE LESSOR AND LESSEE FURTHER AGREE AS FOLLOWS

(a) THAT, this lease shall terminate immediately upon expiry of the term of this lease. Upon termination of this lease the lessee shall within seven days of expiry of the lease, grant vacant possession of the demised premises.

(b) THAT, this lease can be renewed or extended by the lessee giving a notice to the lessor of his/her intention to renew the same one month prior to the expiry of the current lease. The lease shall be renewable upon lessor's consent to the same which shall be communicated to the lessee not later than seven days from the date of receipt of lessee's notice, however, such consent should not be unreasonably withheld.

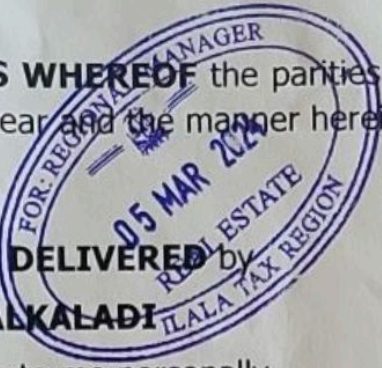
(c) THAT, one month prior to the renewal or termination of the lease, the demised premise shall be subject to a prior joint inspection to determine the expected normal wear and tear beyond which would be on the LESSEE account.

(d) THAT any notice under this lease shall be in writing and shall be sufficiently served if addressed to the LESSOR or the LESSEE and delivered by dispatch to the respective premises or sent by registered post or by short mobile messages via mobile phones.

(e) THAT this agreement has been entered into on good understanding between the parties and any dispute arising out of it shall be settled amicably between the parties and if settlement is not reached, then recourse shall be to a court of law in Tanzania having jurisdiction on such matter.

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IN WITNESS WHEREOF the parties hereto named execute the day and year and the manner hereinafter appearing.



SIGNED and DELIVERED by
ATIF ALLY ALKALADI

Who is known to me personally

In my presence this 04 day of 03 / 2024

WITNESS:

SIGNATURE : [Signature]
NAME : OMEGATH Y. SEMMY
ADDRESS : P.O. Box 71729
QUALIFICATION: ADVOCATE



SIGNED and DELIVERED by
GLOBAL PAINTS TANZANIA PVT L.T.D

In my presence this 04 day of 03 / 2024

WITNESS:

SIGNATURE : [Signature]
NAME : OMEGATH Y. SEMMY
ADDRESS : P.O. Box 71729
QUALIFICATION: ADVOCATE



START OF LEGAL RECEIPT
OMEGA YUSUPH SEMMY
P.O. BOX DAR ES SALAAM
STREET: MWENGE
TEL: 0656 828797
TIN 122173879
URN 400477520
SERIAL NUMBER 03T2843031149
UTN 01133M
-11078151212217387903T2843031149
TAX OFFICE KINONDONI
RECEIPT NUMBER 2765
DATE 05-03-2024 TIME 13:44:24
ECR: 01 OP: 01
LAW FIRM 0.00 A
LAW FIRM 5'000.00 A
TOTAL EXCLUSIVE OF TAX 4'237.29
TOTAL TAX 762.71
TOTAL INCLUSIVE OF TAX 5'000.00
CAS 5'000.00
ITIN NUMBER 2
RECEIPT VERIFICATION CODE 2024030117387903T2843031149
Global Points
Changamoto kwenda visiiti piga bure TRA 0800750254/0800759255



TIN: 68-759-924.
SIO: 642, 171.65

WHT: 3, 210, 858.24.

STAMP DUTY

Shs: 642, 171.65 Collected
998411524212
Receipt No: Date: 05/03/24
[Signature]
Regional Manager - Ilala Tax Region