

LEASE AGREEMENT

BETWEEN

**OMARI ABDALLAH
(LANDLORD)**

AND

**AMSTA LOGISTIC LIMITED
(TENANT)**

LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into on this **23rd** day of **February** 2024, (the "Effective Date"),

Between:

OMARI ABDALLAH of P.o Box **33023** Dar es salaam Tanzania, at Kinondoni municipal at Bunju, Plot No. 113 Block 6, for the purpose of this agreement his phone number is +255716123123, hereinafter referred as **(Landlord)**.

And

AMSTA LOGISTIC LIMITED, for the purpose of this contract her address of service is P.O.Box **34057** Dar es salaam, House No. 11, Tegeta A Street, Ubungo District, Dar es Salaam, hereinafter referred as **(Tenant)**.

Collectively referred to as the "Parties."

WHEREAS Landlord is the legal owner of the commercial property located at Kinondoni district, Bunju, Plot No. 113 Block 6 hereinafter referred as (the "Premises") in Dar es Salaam, Tanzania.

WHEREAS, Tenant desires to lease the Premises for the purpose of yard premises only.

NOW, THEREFORE, in consideration of the covenants contained herein, the Parties agree as follows:

1. Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord, the Premises for the one-year term, but the tenant shall pay rent every three months (3 months).
2. Tenant shall pay Landlord the monthly rent of **One million Tanzanian shillings. (1,000,000/=)** for each month during the lease, and for the purpose of three months' tenant shall pay **three million Tanzanian shillings (3,000,000/=)**. All rent payments shall be made to Landlord through bank account **01J2021546500** CRDB or Cash as deemed fit by both parties.
3. The term of this Lease Agreement shall commence on **25th** day of **February 2024** and shall terminate on **24th** Day of **February 2028**, unless terminated earlier as provided herein.
4. Use of Premises. Tenant shall use the Premises solely for the purpose of conducting a Logistic business only and for no other purpose without Landlord's prior written consent.
5. Maintenance and Repairs. Tenant shall be responsible for the maintenance and repair of the interior of the Premises. Landlord shall be responsible for the maintenance and repair of the exterior of the Premises.
6. Tenant shall be responsible for the payment of all utilities and services used on the Premises, including but not limited to water, electricity, and internet.

7. Tenant shall maintain insurance coverage for its personal property and business operations within the Premises.
8. Landlord shall have the right to enter the Premises for inspection, maintenance, or repair purposes, provided that Landlord provides Tenant with reasonable notice, except in the case of emergencies.
9. Tenant shall not assign this Lease Agreement or sublet the Premises without Landlord's prior written consent.
10. All notices and communication required under this Agreement shall be in writing and delivered to the addresses listed below:
11. This Agreement shall be governed by and construed in accordance with the laws of Tanzania.
12. This Agreement contains the entire understanding between the Parties and supersedes all prior agreements and understandings, whether written or oral.
13. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease Agreement as of the Effective Date.

SIGNED and DELIVERED by the said

OMARI ABDALLAH who is known to me personally in

my presence this 23rd day of February 2024 at

DAR ES SALAAM.

Name: MARTIN B. FELICIAN

Signature: [Signature]

Postal address: 77139 DAR

Qualification: ADVOCATE



[Signature]

LAND LORD

SIGNED and DELIVERED by the said

JABIR KIGODA for AMSTA LOGISTIC LIMITED **who is**

~~Introduced~~ to me by said _____ / known to

me personally in my presence this 23rd

Day of February 2024 at DAR ES SALAAM.

Name: MARTIN B. FELICIAN

Signature: [Signature]

Postal address: 77139 DAR

Qualification: ADVOCATE



[Signature]

TENANT