

LEASE AGREEMENT

THIS Lease Agreement made this 01 day of 05 2024

Between

NURABBAS ARBERALI DOSSAJI of Postal Office Box Number 15103, District: Ilala, Ward: Kigogo, Street: Mtipesa, Plot No: 75, DAR ES SALAAM Tanzania (to be referred to as "the Lessor") of the one part:

And

IMPECCABLE LOGISTICS LIMITED of Postal Office Box Number 3273 DAR ES SALAAM TANZANIA (to be referred to as "the Lessee" of the other part:

WHEREAS the Lessor is desirous of leasing the premises and the lessee is willing of renting the said premises for a period of TWO YEARS on the terms and conditions stipulated hereunder:

NOW THIS AGREEMENT WITNESSETH as follows:

1. THAT in considered of the rent and the Lessee's covenants hereafter contained the Lessor hereby demises unto the Lessee the premises for term of Three **(3) years** effective from **01st May 2024** to **31st April 2027** in a consideration of a monthly payment of Tanzania Shillings 2,500,000/= (Two million five hundred thousand only) and the said rent shall be paid in a six (6) month basis and therefore the Lessee shall pay a total of Tanzania Shillings 15,000,000/= (Fifteen million) On signing this agreement and shall continue paying Tsh. 15,000,000/= (Fifteen million) after every six (6) months from the date the first payment was made until the expiry of this contract.
2. THAT the Lessor shall allow the Lessee to make temporary structural change(s) or improvements that conform to her intended use of the demised premises and such improvements shall include connecting electricity, constructing offices, supplying gravels, etc.
3. **The Lessee hereby covenants with the Lessor as follow:**
 - i. To pay rentals as stipulated herein above.
 - ii. To use the demised premises as yard, service day or in any other business conducted by her.
 - iii. Not to subject the whole or part of the demised premises without a prior consent in writing of the Lessor and/or his agents.
 - iv. To pay all the bills arising from her use of the demised premises.
 - v. That Security of the demised premises will be at the demised premises.
 - vi. The Lessee shall not carry out illegal businesses.

- vii. If the Lessee contemplates change of use of the demised premises other than the one agreed in this contract, she shall have to discuss with the Lessor and agree on how best the Lessee would carry on with such new businesses/ use.
- viii. The lessee shall use the premises for the following.

1). YARD FOR VEHICLES

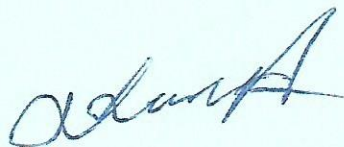
2). SERVICE BAY OF VEHICLES

The Lessor hereby covenants with the Lessee as follows:

- a. That the premises will be free for occupation from the effective date.
- b. The Lessee having occupied the demised premises and having observed and performed the several covenants on his part, shall peacefully hold and enjoy the said premises without any interruptions from the Lessor his agents or any other person claiming under him.

PROVIDED and it is hereby agreed:

- 4. Both parties agree that if the Lessor wants to terminate this agreement he shall be required to refund the Lessee all the expenses incurred in connecting electricity, constructing Offices, supplying gravels and other related improvements and if the Lessee wants to terminate this agreement he shall required to serve to the Lessor a written notice of at last 90 days notifying his intention of terminating the agreement or pay the lessor the amount of money equivalent to three to three months rent.
- 5. **THAT** should any problem arise out of this Lease Agreement the same is to be settled amicably between the parties and/or in accordance with the laws of the land and the area of jurisdiction shall be within Dar es Salaam region.



IN WITNESS WHEREOF the parties here to have executed these presents on the day, month, and year first appearing and in the manner mentioned:

FOR AND ON BEHALF OF THE LESSOR;

Name: MURABAS ARBERALI DOSSALI

Address: KIGALO LUHANGA Dsm TANZANIA

Title: OWNER

Signature: [Signature]

Date: 18/04/2024

WITNESS OF THE LESSOR

Name: MUSTAFA - MOIZ - TAJABALI

Address: KIGALO LUHANGA Dsm TANZANIA

Title: GRANDSON OF OWNER

Signature: [Signature]

Date: 18/04/2024

ON BEHALF OF THE LESSEE

Name: FAYAZ KANU

Address: P.O. Box 141 Dsm

Title: DIRECTOR

Signature: [Signature]

Date: 17-04-2024

WITNESS TO THE LESSEE

Name: Musa Raphael M.

Address: [Signature]

Title: Advocate

Signature: [Signature]

Date: 07/04/2024

