

LEASE AGREEMENT

This lease agreement is made on 1ST APRIL 2024 between:

- HUMPHREY ABRAHAM SHILI of P.O. BOX 120 DAR ES SALAAM (hereinafter referred to as the "Landlord");
- JB SWIFT HAULIERS LIMITED of P.O. BOX 80809 (hereinafter referred to as the "Tenant"); and
- JUMA SONI of P.O. BOX 120 DAR ES SALAAM (hereinafter referred to as the "Landlord Witness"); and
- HAFIDH KAMAL of P.O. BOX 80809 (hereinafter referred to as the "Tenant Witness").

1. Property

The Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, the premises situated at Plot 22, Block A, ALI BIN SAID, MSASANI, Dar es Salaam, Tanzania (hereinafter referred to as the "Premises").

2. Term

The term of this lease shall be for a period of three (3) years, commencing on 4th APRIL 2024 and ending on 3rd APRIL 2027.

3. Rent

The Tenant shall pay to the Landlord a monthly rent of Tanzania Shillings One hundred thousand (Tshs. 100,000) in advance on the first day of each calendar month during the term of this lease.

4. Utilities

The Tenant shall be responsible for the payment of all utilities and services used in connection with the Premises, including but not limited to water, electricity, and garbage removal.

5. Use of Premises

The Tenant shall use the Premises for office & residential purposes only and shall not use the Premises for any commercial or business purposes.

6. Maintenance and Repairs

The Landlord shall be responsible for all major repairs and maintenance to the Premises. The Tenant shall be responsible for all minor repairs and maintenance to the Premises, including but not limited to keeping the Premises clean and in good condition.

7. Right of Entry

The Landlord shall have the right to enter the Premises at reasonable times and upon reasonable notice to the Tenant to inspect the Premises and to make any necessary repairs.

8. Termination

Either party may terminate this lease agreement upon thirty (30) days' written notice to the other party. The Landlord may also terminate this lease agreement immediately upon the Tenant's failure to pay rent or upon the Tenant's breach of any other term of this lease agreement.

9. Governing Law

This lease agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

10. Entire Agreement

This lease agreement constitutes the entire agreement between the parties and supersedes all prior agreements, representations, and understandings between the parties, whether written or oral.

11. Severability

If any provision of this lease agreement is held to be invalid or unenforceable, such provision shall be struck from this lease agreement and the remaining provisions shall remain in full force and effect.

12. Signatures

IN WITNESS WHEREOF, the parties have executed this lease agreement on the date first written above.

Landlord's Signature

Tenant's Signature

Landlord Witness's Signature

Tenant Witness's Signature-

