

RENT AGREEMENT

This Rent Agreement is made on this **5th April 2024** by **EA FOODS LTD**, of Dar es Salaam the landlord). Herein after called the Lessor / Owner, Party Of the **first part**.

AND

EA LOGISTICS LIMITED of Dar es Salaam, herein after called the Lessee/Tenant, Party of the **Second Part**.

That the expression of the terms, Lessor/Owner and the Lessee/Tenant Shall mean and include their legal heirs successors, assigns, representative etc. Whereas the Lessor /Owner is the owner and in possession of the property located at Makumbusho, at Plot No. 1&50, Block No. 45A, has agreed to let out one room (Frame) on said property, to the Lessee/Tenant and the Lessee/Tenant has agreed to take the same on rent of Tshs 1,500,000/= (One Hundred Fifty Thousand) per month for the period of Six (6) years only.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER: -

1. That the Tenant/Lessee shall pay as the **monthly rent of Tshs. 1,500,000/= (One Million Five Hundred Thousand)** per month for the period of Six (6) years only, excluding electricity and water charge.
2. That the Tenant /Lessee shall not sub-let any part of the above said demised premises to anyone else under any circumstances without the consent of Owner.
3. That the Tenant / Lessee shall abide by all the by - laws, rules and regulations, of the local authorities in respect of the demised premises and shall not do any illegal activities in the said demised premises.
4. That this Lease is granted for a period of six (6) years only commencing from 5th April 2024 and this lease can be extended further by both the parties with their mutual consent on the basis of prevailing rental value in the market.
5. That the Lessee shall pay Electricity & Water charge as per the proportionate consumption of the meter to the Lessor /Owner.
6. That the Tenant/Lessee shall not be entitled to make structure in the rented premises except the installation of temporary decoration, wooden partition/ cabin, air – conditioners etc. without the prior consent of the owner.
7. That the Tenant/lessee can neither make addition/alteration in the said premises without the written consent of the owner, nor the lessee can sublet part or entire premises to any person(s)/firm(s)/company(s).

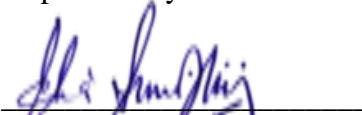
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8. That the Tenant/Lessee shall permit the Lessor/Owner or his Authorized agent to enter in to the said tenanted premises for inspection/general checking or to carry out the repair work, at any reasonable time.
9. That the Tenant/Lessee shall keep the said premises in clean & hygienic condition and shall not do or causes to be done any act which may be a nuisance to other.
10. That the Tenant/Lessee shall carry on all day to day minor repairs at his/her own cost.
11. That this Agreement may be terminated before the expiry of this tenancy period by serving One month prior notice by either party for this intention .
12. That the Lessee shall use the above said premises for Official Purpose Only.
13. That the Lessee/Tenant Shall not store/Keep any offensive, dangerous, explosive or highly Inflammable articles in the said premises and shall not use the same for any unlawful activities .
14. That the Lessee shall pay the one month's advance rent to the Lessor the same shall be adjusted in monthly rent.
15. That both the parties have read over and understood all the contents of this agreement and have signed the same without any force or pressure from any side.

In WITNESS WHEREOF the lessor/Owner and the Tenant / Lessee have hereunto subscribed their hand at Dar es Salaam on this 5th April 2024 year first above Mentioned



EA LOGISTICS
LIMITED
Lessor



EA FOODS LIMITED

Lessee

