

TENANCY AGREEMENT

LANDLORD: Superdoll Trailer Manufacture Co.(T) Ltd, P.O Box 16541,Dar Es Salaam.

TENANT: Super Star Forwarders Co.Ltd.P.O.Box 16541 Dar Es Salaam.

PREMISES: Plot No.14 Nyerere Rd, Dar Es Salaam.

TERMS: The tenancy shall be for a period of **Ten Years** from **13.10.2021** but the same may be extended by mutual consent.

RENT: This is agreed at the rate of \$1000 per month so as to enable the tenant Recover his construction costs.The rent shall be payable in advance on Yearly basis.

Invoicing

SERVICES: The services include Water supply, Security expenses, Garden Maintenance, Refuse collection and fuel for generator.

OTHER TERMS

- & CONDITIONS:
1. The tenant shall not, without the consent in writing of the landlord assign or sublet the premises or any part thereof.
 2. The tenant shall not expiry of this lease give vacant possession after repainting the premises with at least two coats of first quality paint and repairing damage to any part thereof, thereby putting the premises in the same standard as it was at the commencement of this tenancy. All such, repainting and repairs shall be done at the tenant's **expense before the expiry of the lease**. In case of non-compliance or partial compliance or poor materials used, landlord may rectify the situation at the expenses of the tenant.

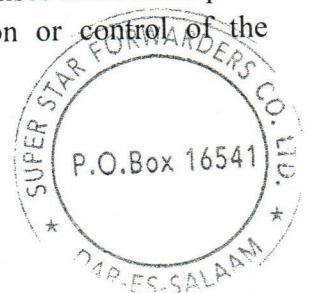
SUPERDOLL TRAILER MANUFACTURE
COMPANY (T) LIMITED
P. O.Box 16541
DAR ES SALAAM

Certified true copy of the Original
Sign: *[Signature]* Date: 27/10/2021
UPENDO PHILBERT NGAPONDA
Advocate, Notary Public & Commissioner
for Oaths

SUPER STAR FORWARDERS CO. LTD.
P.O.Box 16541
DAR ES SALAAM

3. The tenant shall not make any alteration or put in any fixture without the written authority of the landlord, Any alterations made or fixtures put shall become the property of the landlord and the tenant shall not claim for any installation charges or cost of fixtures or alterations.
4. The tenant shall not store or bring upon the premises articles of a combustible or inflammable nature of dangerous nature.
5. The landlord retains the right to enter the premises to carry out inspection but will first obtain the permission of the tenant to enter and such permission shall not be unreasonably withheld and the tenancy permit any person or persons accompanied by the landlord to enter and inspect the premises at reasonable times by arrangements.
6. If rent shall at any time be more than one month in arrears the landlord shall be entitled to lock up the rented premises until such time as all arrears are paid. Such right shall be exercised without the need for any order from a court or the rent tribunal and the landlord shall not be liable for any loss/damage incurred by the tenant as a result of such locking up. If the rent is not paid up in full even after locking up of the premises the landlord may exercise his right to terminate the tenancy and assume possession of the premises and take whatever action they deem fit to recover arrears of rent.
7. The tenant shall indemnify the landlord against all damage, loss or injuries occasioned to the said premises or any other part of the building or to any adjoining or neighboring premises or to any other person or person caused by any act default negligence or omission other tenant, its servants, agents, licensees of invitees.
8. The tenant shall pay all costs, charges and expenses (including Advocate's costs and Surveyor's fees) reasonable incurred by the landlord for the purpose of or requiring the tenant to remedy a breach of any of the covenants herein contained or incidental to the preparation of a schedule or dilapidation at the determination of the term hereby granted.
9. The landlord shall not be liable for any loss or injury to the tenant or the servants, licensees or invitees of tenant caused by:
 - i. Any effect of deficiencies in electrical fitting or plumbing.
 - ii. Any lack or shortage of electricity, water
 - iii. The overflow of water to or into the premises from other parts of the building which are in occupation or control of the landlord.

SUPERDOLL TRAILER MANUFACTURE
COMPANY (T) LIMITED
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DAR ES SALAAM



- iv. Any burglary or theft.
- v. To replace damaged fittings / parts at own cost.

10. The tenant shall be responsible for the minor repairs and routine maintenance of the premises arising from his occupation and use of the premises. The minor repairs referred to is repair of windows, locks, floors, electrical and plumbing fittings and sanitary which are damaged during the use by the Tenant.

11. The tenant may insure or maybe self-insured for the premises against all risks of fire, explosion and flood. Additionally the Tenants may insure against theft and burglary/robbery. All damages, expenses caused by burglary during this agreement will be borne by the Tenants.


12. That all parking areas immediately around the demised premises, staircases and passages shall be used by the tenants in such way as to avoid damage to the premises or annoyance to other users.

13. Effective date of commencement of this tenancy is 13.10.2021

Signed for and on behalf of the landlord by:

Name.....LIFENDO PHILBERT DCAPWDA

Designation.....COMPANY SECRETARY

Signature.....

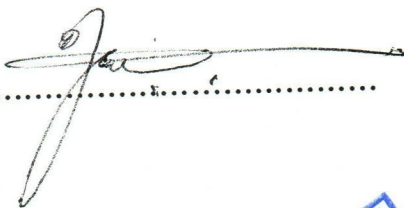
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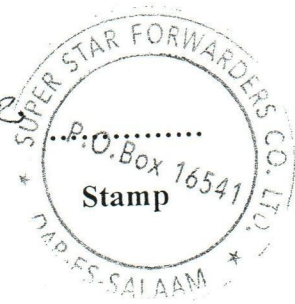
Stamp

Signed for and on behalf of the Tenant by:

Name Abel Magese

Designation OPERATIONS MANAGER

Signature 



(WITNESS)

