

LEASE AGREEMENT

THIS AGREEMENT made this 5th day of July 2024.

BETWEEN

JC GEAR EXPROCOM AB (T) LTD, of Mwanza, Tanzania, (hereinafter called the landlord) of the one part.

AND

MWANZA SALAMA COMPANY, LIMITED of Mwanza –Tanzania,(hereinafter called the tenant)of the other part.

WHEREAS; the landlord is the lawful owner and proprietor of the house situate and being on plot No.611, Block "B" NYAMHONGOLO, INDUSTRIAL AREA within Mwanza City.

WHEREAS; the Landlord is desirous to let the said house and the tenant has applied and agreed to take that house on lease.

NOW IT IS HEREBY AGREED AND THIS AGREEMENT WITNESSETH AS FOLLOWS;

1. That the landlord shall let the premises to the tenant for a period of 4 years affective from 1st July 2024 ending on 1st July 2028 of 10,000,000/= (Ten Millions) only per month.
2. The total area of this Agreement is 1000 Square Meters.
3. The lesser authorizes the lessee to make some improvement according to his needs such as electricity, water etc.
4. The land should be used by the lesser as per the conditions prescribed in this lease agreement and law governing land in Tanzania.

- c) To keep the premises and the appurtenances thereof including doors, windows and other fixtures, fittings, sanitary and water apparatus therein in good condition during the continuance of this agreement
- d) To permit the landlord and/or its agents at all reasonable time and with prior notice during the term of the tenancy with or without workmen or others to enter upon the premises and examine the condition and state of the premises and carry out any necessary repairs on the premises.
- e) To use the demised premises for office and residential purposes only by the tenant, its agents, workmen and his family and should the tenant wish to use the premises for purposes other than herein agreed, written consent must be obtained from the landlord.
- f) Not to make any alteration or additions to the premises without prior consent of the landlord, such as planting permanent tree, cutting trees on the premises, but the tenant may prune branches which cause inconvenience to him or to his neighbors.
- g) To carry out minor repairs to the premises to the premises and observe and report immediately to the landlord any major repairs on the premises to enable the landlord to carry them out in time before serious damage is caused to the premises.
- h) To give vacant possession of the premises to the landlord at the expiration of the term of lease agreement.

10. DETERMINATION OF LEASE AGREEMENT

- a) If the landlord requires the premises for some other purpose. However the landlord shall give to the Tenant three months prior notice before taking possession of his premises and shall pay to the Tenant such amount of rent paid to the landlord which is proportionate to the rent for the remaining period of the tenancy.
- b) If the Tenant on its own will decide to shift to some other premises before the term of the lease expires he shall give to the landlord three months prior notice in writing

5. The lessee should ensure that the surrounding should remain in good and tenable conditions throughout the tenancy period.
6. That upon the expiration of the lease, the lessee intends to renew the lease agreement, then the lessee shall be bound to give the lessor a notice of not less than three months, prior to the expiration of the term reserved herein, expressing a desire to renew the lease.
7. The parties of this Agreement shall have the right and option to terminate this lease at any time only after the expiration of the lease period that is four (4) years, provided they give one month Notice to either party.
8. That the landlord hereby further covenants with the tenant as follows;
 - a) To pay and discharge all existing land rent and service charges payable in respect of the premises.
 - b) To ensure that the premises are in a tenable condition.
 - c) That the tenant having occupied the said demised premises under this agreement and observing and performing the covenants on its part as herein contained shall peacefully hold and enjoy the premises during the whole term of the agreement without any interruption by the landlord or his agents.
 - d) Any dispute arising between the parties shall be settled amicably
9. That the tenant further covenants with the landlord as follows;
 - a) To pay the due rent as agreed without delay.
 - b) To pay for all utilities consumed on the demised premises including water and electricity bills.

of such intention, However, the landlord shall not be liable to refund to the tenant the portion of paid rent for the remaining period of the tenancy.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the dates hereinafter appearing.

SIGNED and DELIVERED By the said
JC GEAR EXPROCUM AB (T) LTD who is
Known to me personally/identified to me by
SHEBA GERALD



The letter being known to me personally
In my presence this 5th day of July 2024

BEFORE ME;

Name: REHEMA M. MATE

Signature: [Signature]

Address: 1744 MWANZA

Qualification: ADVOCATE



SIGNED and DELIVERED by the said
MWANZA SALAMA COMPANY. LIMITED who
is known to me personally/identified to me
By SHEBA GERALD

[Signature]
TENANT
MWANZA SALAMA CO. LTD
P.O. BOX 610
MWANZA

The letter being known to me personally
In my presence this 5th day of July 2024

BEFORE ME;

Name: REHEMA M. MATE

Signature: [Signature]

Address: 1744 MWANZA

Qualification: ADVOCATE

