

## **LEASE AGREEMENT**

An agreement made this 1<sup>st</sup> March 2024

BETWEEN

**GULSHAN ABDULLATIF ABDULSHAKOOR** of Post Office Box No 39867 Dar Es Salaam.(Hereinafter called the "lessor") of one part

AND

**ZOHEB LAKHA COMPANY LTD** of Post Office Box No 6265, Dar Es Salaam (Hereinafter called "Lessee") on the other part

AND

WHEREAS the lessor is the registered owner of the property on Plot No. 8B, Kurasini Street, Kurasini, Temeke, Dar Es Salaam Region (Hereinafter called the "Property") and desired to lease to the lessee and lessee desires to take on lease basis the said area on terms hereinafter appearing;

### **IT IS HEREBY AGREED AS FOLLOWS**

1. The lessor agrees to let to the lessee and the lessee agrees to take and occupy the said property for a term of THIRTY SIX MONTHS (03 Years) effective 01<sup>st</sup> Day of March 2024 up to 28<sup>th</sup> Day of February 2027. Rent of one month is usd 1,500/- or the equivalent exchange rate (usd One Thousand and Five Hundred Only).

2. The lessee will pay as per follows;

- 01/03/2024 Usd 9,000 (March 2024 - August 2024)
- 01/09/2024 Usd 9,000 (September 2024 - February 2025)
- 01/03/2025 Usd 9,000 (March 2025 - August 2025)
- 01/09/2025 Usd 9,000 (September 2025 - February 2026)
- 01/03/2026 Usd 9,000 (March 2026 - August 2026)
- 01/09/2026 Usd 9,000 (September 2026 - February 2027)

The lessee will pay the stamp duty 1% and deduct the 10% withholding tax on the rent and present the receipts to the lessor.

3. This agreement is strictly for Thirty Six months (Three Years) only.

4. The lessee shall use the property for commercial purposes only and no alcohol business will be allowed.

5. The lessee shall not use the property for illegal or immoral purposes.



6. The lessee is not permitted to assign or sublease or carry out alterations of the property without the permission of the lessor.
7. The lessee shall be answerable to all or civil liability, which may arise in connection of the operation of his business at the leased property without involving the lessor.
8. The lessor shall be allowed by the lessee or duly authorized agent or representative at all reasonable times to enter the leased apartment for the purpose of inspection.
9. This agreement is governed by and construed in accordance with the laws of Tanzania.

IN WITNESS HEREOF the parties or their duly authorized representative have executed this agreement on the date in the manner hereinafter appearing;

SIGNED and DELIVERED by the said  
**GULSHAN ABDULLATIF ABDULSHAKOOR**  
 Who is known to me personally/ identified to me by  
 .....the latter being known  
 to me personally in my presence this .....  
 day of.....2024

*[Handwritten Signature]*

Signature.....  
 Postal address.....  
 Qualifications.....



SIGNED and DELIVERED by the said  
**ZOHEB LAKHA COMPANY LTD**  
 Who is known to me personally/ identified to me by  
 .....the latter being known  
 to me personally in my presence this .....  
 day of.....2024

*[Handwritten Signature]*  
 Zoheb Lakha (Director)

Signature.....  
 Postal address.....  
 Qualifications.....



STAMP DUA  
 Shs: 468,000 Collected  
 Receipt No: 9984115290354 Date: 08/12/24  
*[Handwritten Signature]*  
 Regional Manager - Dar es Salaam

*[Handwritten Mark]*