

TENANCY AGREEMENT

THIS AGREEMENT is made on this 13th day of Oct, 2025.

BETWEEN

JAMES PARADISO KIMARO (hereinafter referred to as the “**LANDLORD**” which expression shall, where the context so admits, include his successors and assignees in the Tenancy) of the one part.

AND

JAMROSE PACKAGING COMPANY LIMITED, P.O. BOX 3195, DAR ES SALAAM (hereinafter referred to as the “**TENANT**” which expression shall, where the context so admits, include its successors and assignees in the Tenancy) of the other part.

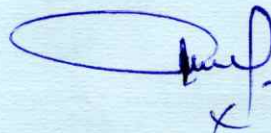
RECITALS:

- A: The Landlord is a lawful owner of a surveyed land Plot No. 980, Block “K”, situated at Visiga Mbwawa in Kibaha District Council (hereinafter referred to as the “**DEMISED PREMISES**”) and is willing and desirous to lease to the Tenant the said Premises subject to the terms and conditions contained herein;
- B: The Tenant has agreed to lease the said Premises to be used as a godown (storage warehouse) for goods and merchandise purposes; and
- C: The Landlord and Tenant (hereinafter referred to as the “**PARTIES**”) mutually agree to execute this agreement free from any encumbrance whatsoever.

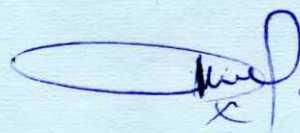
NOW, THEREFORE, THIS AGREEMENT WITNESSES as follows: -

1. This agreement shall be in force for the period of **five (5) years only** with effect from **Wednesday, 1st October 2025**, up to **Tuesday, 30th September 2031** (hereinafter referred to as the “**TENANCY PERIOD**”) unless it is mutually extended or terminated in accordance with the terms and conditions contained herein.
2. The Tenant shall pay to the Landlord the sum of **TZS 300,000/= (Say: Tanzanian Shillings Three Hundred) only** per month being equivalent of **TZS 3,600,000/= (Say: Tanzanian Shillings Three Million Six Hundred) only** per year (hereinafter referred to as the “**TENANCY FEES**”) which shall become due and payable in two (2) instalments covering the first six (6) months of each year and the last six (6) months of each year or as the parties hereto may mutually agree in writing or otherwise.
3. The Tenancy Fees referred to under Clause 2 above shall be deposited into the Landlord’s bank account details of which shall be furnished to the Tenant from time to time.

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4. The Tenancy Fees referred to under Clause 2 above shall be subject to the withholding tax of ten (10) percentage or at such rates as may be assessed by the Tanzania Revenue Authority (TRA) and that the Tenant shall be responsible for payment of such tax and, later, proof of payment shall be submitted to the Landlord for information and record.
5. The Tenant shall, lawfully, use the said Premises as a godown (storage warehouse) for goods and merchandise purposes.
6. The Tenant hereby covenants with the Landlord as follows:
 - (i) To pay the tenancy fees hereinbefore reserved on the days and in the manner aforesaid;
 - (ii) To pay all charges and costs for security, sewage, water, electricity and telephone, etc, in respect of the Demised Premises;
 - (iii) Not to erect permanent structures, demolish or do anything that will injure the Demised Premises without prior written consent of the Landlord who shall not unreasonably withhold or delay to respond;
 - (iv) Not to do or permit or cause to be done anything in or upon the Demised Premises or any part thereof which may be or become nuisance, annoyance, damage or inconvenience to the Landlord, occupiers or adjoining properties or the neighborhoods or whatsoever;
 - (v) Not to dispose by way of assignment, sub-lease, mortgage, charge or part with possession or ownership of the whole 'or any part of the said Premises for any reasons whatsoever without prior written consent of the Landlord who shall not unreasonably withhold or delay to respond;
 - (vi) To carry out minor and major repairs and maintain the said Premises in a clean and sanitary conditions including drainage system, sanitary and water appliances and conditions of the surroundings thereto in good conditions, normal wear and tear excepted;
 - (vii) At any time on emergencies, or upon service of less than 12-hours's verbal notice, to permit the Landlord and its agents to have the right of access with or without workmen to enter upon and examine the conditions of the said Premises without creating any unnecessary interruptions to the Tenant;
 - (viii) Upon paying the agreed rental fees, observing and performing covenants and stipulations contained herein, peacefully hold and enjoy the said Premises without any interruption by the Landlord or any person rightfully claiming under or in trust of the Tenant;



(ix) To be responsible for the safety and welfare of its invitees while they are on, going about or departing from, the said Premises; and

(x) To insure the said Premises against fire and other eventualities.

7. The Landlord hereby covenants with the Tenant as follows:

(i) To pay land rent; and

(iii) To observe the terms and conditions of this agreement.

8. It is hereby agreed and declared as follows:

(i) In case of violence due to war or civil commotion or insurgent activity, explosion, storm, tempest, flood, inevitable accident or other irresistible force which render the whole of the Demised Premises unfit for the purpose for which it is hereby demised, the agreement shall forthwith be terminated;

(ii) If the agreed rental fee hereby reserved or any part thereof shall be unpaid for thirty (30) days after any of the days hereinbefore appointed for payment of the same whether the same shall have been legally demanded or not if and whether the Tenant shall not in all things well and truly observe, perform, fulfil and keep all and singular covenants by the Tenant herein contained, then it shall be lawful for the Landlord to re-enter the Demised Premises or any part thereof to repossess it pending payment of the outstanding rental fees;

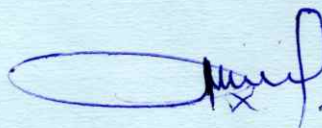
(iii) Notwithstanding anything contained herein, any notice required to be served hereunder shall be either in writing or verbally and sufficiently served upon the other party;

(iv) The terms and conditions of this agreement may be amended by mutual consent of the parties hereto upon service of a thirty (30) days' written notice from time to time;

(v) Any waiver, relaxation or indulgence which the Landlord may show towards the Tenant shall not in any way prejudice the Landlord's right under this agreement and more particularly acceptance of any lesser sum on account of the rental fee due shall not be construed as a waiver by the Landlord of its rights under this agreement and *vice-versa*;

(vi) Any party hereto may terminate this agreement upon serving the other party a thirty (30) days' written notice of its intention to do so and that, upon expiration of such notice period, this agreement shall cease and determine but without prejudice to any accrued rights of either party;

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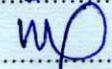
- (vii) In case of any dispute arising out of this agreement, the parties hereto shall make every effort to resolve such dispute amicably by informal negotiations. If the parties fail to reach any resolution within thirty (30) days from the date of occurrence of such dispute, any aggrieved party may refer such dispute to the court of competent jurisdiction for adjudication; and
- (viii) This agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania.

IN WITNESS WHEREOF, the Landlord and Tenant have duly executed these present in the manner and on the respective dates appearing below:

SIGNED and DELIVERED at **DAR ES SALAAM** by the said **JAMES PARADISO KIMARO ("LANDLORD")** who is known to me personally / identified to me by the latter being known to me personally this... 13th day of October 2025.

) 
)
) **SIGNATURE**
)

BEFORE ME:



Name: EDWARD L. MPANGALA
 Signature: 
 Address: P.O. Box 79436, DAR ES SALAAM
 Title: **COMMISSIONER FOR OATHS**



SEALED with the **COMMON SEAL** of **JAMROSE PACKAGING COMPANY LIMITED ("TENANT")** and **DELIVERED** at **DAR ES SALAAM** this.....day of..... 2025.

) **SEAL**
)
)

IN OUR PRESENCE:

1. Name: MUHAMMAD J. MANANGA
 Signature: 
 Address: P.O. Box 24086 DAR ES SALAAM
 Title: DIRECTOR
2. Name: Rosina Rocky
 Signature: 
 Address: DAR-ES-SALAAM
 Title: PROCUREMENT DIRECTOR



START OF LEGAL RECEIPT

DEM & CO ASSOCIATES

P.O. BOX 7918, DODDLESA, DAR ES SALAAM

T. NO. 255 216 852 565

FAX NO. 255 216 852 565

RECEIVED IN TANGANYIKA

IN N 13597249

URN 40041870H

SERIAL NUMBER 03174400010 H

UIN 0 181M

ISSUE DATE 20250308 1016

TAX OFFICE ILALA

CUSTOMER NAME

JAMROSE PACKAGING CO LTD

CUSTOMER ID TYPE BUYER'S ID

CUSTOMER ID 1905 4434

RECEIPT NUMBER 88

2No 1 0118

DATE 3-10-2025 TIME 09:53:35

ECR: 01 0 : 01

LEGAL SERVICES 354 000 00 0

TOTAL EXCLUSIVE OF TAX 300 0 0.00

TAX @ 18.00% 54 0 0.00

TOTAL TAX 54 0 0.00

TOTAL INCLUSIVE OF TAX 354 000 00

CASH 354 0 0.00

ITEM NUMBER 1

RECEIPT VERIFICATION CODE

164C2988



END OF LEGAL RECEIPT

Chat amoto kwenye risiti p 9a
huru TRN 0000750254 000075 255