

## LEASE AGREEMENT



This Lease Agreement made and entered on this **1<sup>st</sup> Day of May 2025**.

### BETWEEN

**PAPER KING STATIONERY (TIN NO:111-795-266)**, Whose principal office located at Kiwalani Market Road Minazi Mirefu P.O.BOX 22654, Dar Es Salaam and herein after called "The Lessor") which expression shall, where the context so admits include its successors and assigns of the one part.

### AND

**DIGITAL LIMITED (TIN NO 106-336-806)** a limited liability company registered under the laws of the united republic of Tanzania, a company of P.O Box 22654, Dar Es salaam and herein after

Email Address: [digitalservices2019@gmail.com](mailto:digitalservices2019@gmail.com) Telephone Number: 0784135533.

### THIS AGREEMENT WITNESS THE AGREED TERMS AS FOLLOWS:

The demised premises are identified as industries along Plot No: 30794 located at Kiwalani, Minazi Mirefu on the Ground Floor, measuring **142 Sqm**.

1. **CONSIDERATION:** of the rent hereafter reserved and the TENANT'S covenant hereafter contained or implied and to be performed and observed by the TENANT, THE LANDLORD HEREBY REMISES into the Tenant, the premises situated at KIWALANI MINAZI MIREFU PLOT NO 30794 of five (5) years from **1<sup>st</sup> Day of May 2025** and ending on the **31<sup>st</sup> Day of May 2030** at monthly rent of One Million , Five Hundred Shillings Only (**1,500,000/=** ) (VAT EXCLUSIVE).

1.1. Payment can be made by Cheque or Bank Transfer. Account details of the Lessor are as follows;

Bank Name:	<b>HABIB AFRICAN BANK LIMITED</b>
Account name:	<b>PAPER KING STATIONERY</b>
Account Number:	<b>0065536-0001 –Tanzania Shillings</b>
Swift Code:	<b>HABLTZTZ</b>

## 2. WITHHOLDING TAX.

Rent payable under this agreement shall be subject to Withholding Tax.

- 2.1. The Lessee shall deduct ten percent (10%) of the total rent (exclusive of all taxes) to be paid to Tanzania Revenue Authority ('TRA') ON BEHALF OF THE Lessor and provide Withholding Tax certificate and proof of payment to the Lessor.
- 2.2. The Lessee is responsible to register the lease with the authority and to pay all taxes applicable for the same.

## 3. RULES AND POLICY.

Notwithstanding the tenure of this agreement, the lessor and Lessee may terminate this Lease Agreement by giving adequate 30 days' notice in any one or several of the following cases:

- 3.1. Trash and garbage shall always be placed in the trash containers with lids provided by the tenant who must keep them tight closed at all the time. The tenant is obliged to organize their weekly garbage collection by themselves.
- 3.2. Possession, sale or use of any illegal drug paraphernalia in the premises or the building is prohibited.
- 3.3. To pay the rent as hereby reserved the stamp duty and all other taxes imposed on the tenant by relevant authorities.
- 3.4. To arrange and pay for LUKU electricity and Water.



IN WITNESS WHEREOF the parties hereto have respectively executed this Lease Agreement on the day and years above writer.

SIGNED and STAMPED at Dar Es Salaam by

The common stamp of Paper King Stationery

P.O.BOX 22654, Dar Es Salaam, Tanzania

This ..... Day of ..... 2025.

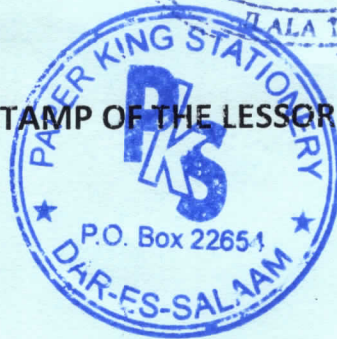
Name: .....

Signature .....

Designation: .....



STAMP OF THE LESSOR



SIGNED and SEALED at Dar Es Salaam by

The Common Stamp of DIGITALL LIMITED

P.O.BOX 22654, Dar Es Salaam,

Tanzania

On this ..... Day of ..... 2025

Name: .....

Signature .....

Designation: DIRECTOR

Digitall Ltd.  
P.O. Box 22654  
Dar-es-Salaam

STAMP OF THE LESSEE

STAMP DUTY

Shs: 276,048.00 Collected

Receipt No. 9984122383529

Date: 24/06/2025

Regional Manager - Hala Tax Region

Handwritten notes: V8-LIF? 4,173,460.941  
RAT? 2671.8712  
TIN?  
S10) 500,815.3)  
WHT? 5,008,153.13h  
Cancelled

WITNESS:

Name: AUGUSTINE KICALIKA

Signature: .....



Handwritten calculations:  
Proclaim rate: \$6  
Exchange etc: 2,700  
S/m: 942  
2,300,400 x 12  
1,200,000

W.H: 27,600,480