

LEASE AGREEMENT

This LEASE AGREEMENT is made on the 6th day of July, 2025.

BETWEEN

GREGORY BONIPHACE KAIJAGE of P.O. Box 2192 Dar es Salaam therein referred to as the "**Lessor**" which expression shall, where the context so admits include his successor and assigns in title on the one part.

AND

DOSES TANZANIA LTD of P.O. Box [Redacted] Dar es Salaam, a company registered under the laws of Tanzania having its principal place of business at Mbweni, Plot No. 143, Block 2 House No 2, Baraka Street, KINONDONI-Dar es Salaam (hereinafter referred to as "**the Lessee**" which expression shall, where the context so admits include its successor and assigns in title) of the other part.

WITNESSTH as follows:

WHEREAS the **Lessor** is the lawful owner of a WAREHOUSE located at Wazo Bwawani Tegeta in Kinondoni Municipality, Dar es Salaam block K, Plot No.2011, block K, 957 sqm and plot No.2009, with the size of 932 sqm who in the terms thereof is authorized to grant leases; AND

WHEREAS the LESSEE represents to the LESSOR has the capacity, desire and is willing to occupy on lease a Warehouse.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The LESSOR is desirous and willing to LEASE the Land property to the Lessee for five years, and the Lessee is desirous and willing to take the Land property from the Lessor at Consideration of Tanzanian Shilling Two million per month (Tshs24,000,000/=) payable quarterly (one year) for the lease period (starting from 1st Day of October 2025 when the business commences its operations and after completion of the warehouse Construction and required renovations on the existing building.

2. That the LESSOR agreed that the said amount shall be paid into Two Installment per year.
3. ,whereas the first instalment shall commence on the date of signing this Agreement which is Tanzanian Shilling Seventy two million only (Tshs 72,000,000/=), for the there(3) years of contract where only (Tshs 24,000,000/=) shall be paid in one years installments within twenty four (1) year from the date of payment of the first installment.
4. That the LESSOR shall be liable for all building repair maintenance, renovation and extension related to scope of Warehouse, offices, guard house, toilet, fencing and to, fix all main Gates and maintain roof of the Warehouse as per this agreement.
5. The LESSOR shall pay all land rent, taxes such as Stump duty, Withholding Tax and other charges, which may hereinafter be assessed or imposed on the Lessor or by the Government or any other charges, unless exempted from the payment of such charges and rates by the government.
6. All agreement related to the change or any modification of this Agreement shall be in writing.
7. To permit the Lessee to hold and enjoy the demised premises, peacefully and quietly during the said term without any undue interruption or disturbances from or by the Lessor or any person La,vfully claiming to act on behalf of or under instruction from the Lessor.
8. The Lessee HEREBY CONVENANTS with the Lessor to use and occupy the demised premise solely and exclusively for Warehouse office and ancillary lawful purposes agreed by Lessor.
9. To pay Electricity and water bills.
10. To keep the interior and the sur:rounding all fixtures therein or thereon well and sufficiently clean and in good condition.





11. Not to assign, sub-let or part with the possession of the of the demised premises or any part thereof without the consent of the Lessor.
12. The LESSEE shall not place or store any dangerous or inflammable materials in or outside the premises. Neither shall he do or permit to be done to the premises.
13. The LESSEE may terminate this lease at any time provided that shall give the LESSOR the notice of thirty days (30).
14. Both the LESSOR and the LESSEE shall at all times adhere to the covenants herein reserved.
15. This Lease Agreement may be terminated by either party upon failure to observe or fulfill or perform any material covenant or obligation under this lease and such default continues for a period of not less than three months after notice of such default is served by either party.
16. Any and all disputes concerning any question or matter arising under the lease or concerning the performance of any party thereof shall be amicably resolved between the parties therein, failure of which the same shall be referred to and be finally settled by a court of competent Jurisdiction in Tanzania
17. That, this agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

IN WITNESS WHEREOF both Parties hereto have duly executed this deed presents on the day and date herein written and in the manner hereunder appearing;

SIGNED and DELIVERED in Dar es Salaam
By the said GREGORY BONIPHACE KAIJAGE
Who is known to me personally in my presence-

This this. day of .July....2025



LESSOR



Name: ... *Amir Hashim Elsayed* ...

Signature: .. ~~.....~~

Postal Address:

Designation: *t.f.-, w.f. - ./:ir.<!-10-j-!Y*

BEFORE ME:

..... *[Signature]*

ADVOCATE/NOTARY PUBLIC

