

## **LEASE AGREEMENT**

### **BETWEEN**

**CHARLES MTAWALI P. O. BOX 609 Dar es Salaam (Hereinafter referred to as the "LANDLORD or LESSOR") of the one part.**

### **AND**

**LTS TELECOMS & POWER SOLUTIONS LIMITED of P.O.BOX 79027 Dar Es Salaam (Hereinafter referred to as the "LESSEE or TENANT") of the second part.**

**WHEREAS the landlord is the legal owner of premises located at Plot No 73, Block 45B Makumbusho, Kinondoni District, Dar es Salaam, for the purpose and relevance of this agreement shall be hereinafter referred to as the "PROPERTY"**

**AND WHEREAS, the said LESSOR has willingly agreed to let the LESSEE to use the said property for office purpose only and the LESSEE as accepted the same.**

### **1. NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -**

- a) The Landlord shall grant the Tenant, and the Tenant shall accept a lease of the said premises for a term of one commencing on 11<sup>th</sup> day of DECEMBER 2025 and shall expire on 11<sup>th</sup> NOVEMBER 2028.
- b) The rent payable is United States Dollars one thousand per month (\$1000) which shall be paid on six-month basis.
- c) This agreement can be terminated before the expiry of the fixed period stated above by either party giving a one calendar month notice in writing or by paying one month rent in lieu of such notice.
- d) Should the tenant desire to renew the lease of the demised premises for a further term, and then he or she shall give a one month written notice before the expiry of this contract and the rent to be agreed upon by both parties.

**2. HEREWITH THE TENANT AGREES AS FOLLOWS: -**


- a) To pay the rent on time and in the manner aforesaid in within 30 days of expiry.
- b) To pay all charges of power and other utility charges which may be incurred during the period of tenancy
- c) At all times to keep the premises including electrical parts, fittings, paints work, fixtures, doors, windows, electrical wires and all other conveniences belonging thereto in good working condition throughout the said term and to replace any of the above mentioned items should they become beyond repair due to negligence/ carelessness of the Tenant.
- d) Not to make any structural alterations to the office without first obtaining a written consent from the Landlord.
- e) To report immediately in writing to the Landlord any structural defect or other problem which may develop on/in the office.
- f) Not do to allow to be done on the office any act or thing which may be illegal or cause, damages, annoyance and / or injury to the neighbours or other tenants and visitors.

**3. HEREWITH THE LANDLORD AGREES AS FOLLOWS: -**

- a) To pay land rates
- b) If and whenever the rent or any part thereof shall be in thirty days whether legally demanded or not, or if the Tenant shall commit any breach of any of provisions herein contained, and then the landlord may re-enter the said premises and thereupon the Tenancy hereby created shall be terminated without prejudice or consequence to the Landlord.

IN WITNESS WHEREOF the parties herein have hereto signed this deed on the day, month, year and the manner as hereinafter appearing

SIGNED and DELIVERED by the said  
CHARLES MTAWALI who is known to me  
or has been introduced to me by  
the latter being known to me personally  
this 18<sup>th</sup> day of DECEMBER 2025

  
LESSOR

**BEFORE ME:**

NAME: TALIB MUSSA MLILIMA

SIGNATURE: 

POSTAL ADDRESS: 6890 DAR ES SALAM

QUALIFICATION: COMMISSIONER FOR OATHS



SIGNED and SEALED at DAR ES SALAM  
with the common seal of LTS TELECOMS & POWER  
SOLUTIONS LIMITED  
In our presence 18<sup>th</sup> day of DECEMBER 2025.



LESSEE STAMP

**IN OUR PRESENCE:**

NAME: EMAD RAMADAN SAYED AHMED

SIGNATURE: 

POSTAL ADDRESS: P.O. BOX 79027 DAR ES SALAAM

DESIGNATION: COUNTRY MANAGER

**IN OUR PRESENCE:**

**NAME: MAHMOUD HEGAZY**

**SIGNATURE: *M. Hegazy***

**POSTAL ADDRESS: P.O.BOX 79027 DAR ES SALAAM**

**DESIGNATION: MANAGING DIRECTOR**