

LEASE AGREEMENT

This agreement is made this 16th day of July 2025

Between

AHMED MANSOOR HUWEL of P. O. Box 839 Iringa (herein referred to as the Landlord, which expression shall, where the context so require, include his successors in title, agents and assigns) on one hand and

SAFARI HAULIER (T) LIMITED of P.O. Box 40425 Dare es salaam (herein referred to as the Tenant, which expression shall, where the context so require, include its shareholders, directors, assigns, successors in title and agents) on the other hand

WHEREAS the Landlord owns office area described as Plot No. 137, Kipawa Industrial Area, Nyerere Road, Ilala Municipality, Dar es Salaam measuring 1.028 hectares (herein referred to as "the leased premises" and is desirous to give on lease all that part of the land subject to the terms and conditions as agreed herein

AND WHEREAS the Tenant is desirous to take on lease the leased premises on conditions and subject to the terms as prescribed herein below

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows: -

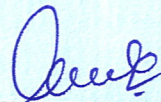
1. THAT the Landlord shall lease and the Tenant shall take on lease the leased premises for a term of five (5) years effective from the 01th July, 2025.
2. THAT the monthly rental hereby agreed shall be a fixed rate of Tanzania Shillings Two Million per month (Tshs. 2,000,000/= /month) and shall be paid in annual equal installments within thirty (30) days before the due date. For purposes of this clause, the due date shall be the 1st day of July of each year the tenancy created herein shall be in subsistence. The monthly rental hereby reserved shall not be revised or reviewed to the detriment of Lessee.
3. THAT the Tenant shall use the leased premises for lawful business including but not limited to cargo transport logistics business and the Tenant shall, during the currency of the tenancy be solely responsible for all public utility bills such as water and electricity in accordance with its use and shall foot all any other public bills as may accrue following its use of the leased premises.

4. THAT the Landlord hereby covenants to allow the Tenant throughout the lease period a quiet and peaceable enjoyment of the leased premises.
5. THAT the Tenant throughout the lease period shall have powers and rights, upon previous consent of the Landlord, to assign, sub-lease, mortgage or otherwise part with the possession of the leased premises.
6. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one month notice expressing his desire to renew the tenancy.
7. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder

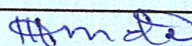
SIGNED and DELIVERED by the said
AHMED MANSOOR HUWEL who is personally
 Known/identified to me by

 the latter being known to me personally
 in my presence this 16th day of JULY, 2025



 LANDLORD

Before me:

Name : AHMADA MOHAMED NIMWOBARUGA
 Signature : 
 Qualification : ADVOCATE




SIGNED by AHMED BAWAZIR
 in his capacity as GENERAL MANAGER
 for and on behalf of the said
SAFARI HAULIER (T) LIMITED
 in my presence this 16th day of JULY, 2025



 TENANT

SAFARI HAULIER (T) LIMITED
 P. O. Box 40425
 DAR ES SALAAM, TANZANIA

Before me:

Name : AHMADA MOHAMED NIMWOBARUGA
 Signature : 
 Qualification : ADVOCATE

