

LEASE AGREEMENT

LEASE AGREEMENT MADE THIS 1ST DAY OF JUNE, 2025

BETWEEN

CITY PRINTERS LIMITED, a limited liability company incorporated in Tanzania of P.O.Box 2144, DAR ES SALAAM (hereinafter called "the Lessor"), which expression shall where the context so permits include its assigns and successor in title of the one part;

AND

KWAIKWAI ENTERPRISES CO. LIMITED of P. O. Box 105858, DAR ES SALAAM (hereinafter called "the Lessee"), which expression shall where the context so permits include its assigns and successor in title of the other part.

WHEREAS

The Lessor is the lawful owner of the property situated at Plot No. 5 Nyerere road, Dar es Salaam.

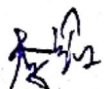
The Lessor is desirous of leasing a portion identified as Warehouse No. 2, (hereinafter referred to as the Demised Premises).

The Lessee is desirous of leasing the Demised Premises on terms and conditions set out herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. **IN CONSIDERATION** of the rent and the Lessee's covenants hereinafter reserved and contained, the Lessor **HEREBY DEMISES** unto the Lessee the demised premises to use and hold the same for a term of **TWO YEARS** commencing from **1ST JUNE, 2025 TO 31ST MAY, 2027**.
2. The Lessee shall pay rent to the Lessor in respect of the demised premises at the rate of USD 1,200.00.00 (USD One thousand two hundred only), OR its equivalent in Tanzanian shillings at the prevailing rate of exchange, per month **PLUS VAT**, payable in advance less the withholding tax. The rent shall be paid on the signing of this agreement.

3 THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:



- a) To pay the reserved rent on the days and in the manner aforesaid.
- b) To remit the withholding tax immediately to TRA and submit the original receipt to the LESSOR.

(For avoidance of doubt it is expressly provided that timely payment of rent is the essence of the agreement under this contract.)

- c) To use the demised premises AS WAREHOUSE only and not for manufacturing purposes.
- d) To pay the charges for garbage, water and electricity consumed on the demised premises and settle all telephone bills and any other outgoings during the subsistence of the tenancy hereby created.
- e) Not to make any alterations, partitions and additions to the demised premises without the prior consent in writing of the Lessor.
- f) Not to sublet and/or assign the whole or part of the demised premises under any circumstances.
- g) To keep the demised premises in tenable repair, fair wear and tear excepted. Save for structural repair all repairs and maintenance shall be the responsibility of the Lessee.
- h) Upon the expiration or sooner determination of the terms hereby created to deliver the demised premises to the Lessor in good condition save normal wear and tear.
- i) To make good any damage caused as a result of the Lessee removing its merchandise, furniture, fixtures and fittings on the expiry or early determination of the Lease.
- j) To insure its own merchandise against all risk and to hold the Lessor indemnified against any claim howsoever arising as a result of the Lessee occupying the demised premises.
- k) To give three months' notice of intention to renew prior to the expiry of the lease period.
- l) To strictly adhere to the terms and condition of the management of the building including payment of service charge and to hold the Landlord indemnified against any claim made by the management howsoever arising.
- m) To pay stamp duty.

4 THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows;



- (i) That the Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulation herein on the part of the Lessee contained shall peacefully hold and enjoy the demised premises during the lease period provided herein without interruption by the Lessor or any person claiming under or in trust for the Lessor.
- (ii) To pay Land Rent and property tax and to keep the Lessee indemnified against the payment of the same.

5 PROVIDED ALWAYS AND IT IS HEREBY MUTUALLY AGREED that:

- (i) That if the Lessee should at any time omit to perform or observe any stipulation on its part herein contained then the Lessor may at anytime thereafter enter upon the demised premises or upon any part thereof in the name of the whole and thenceforth hold and enjoy the same as if this lease hereby created has determined but without prejudice to any claim of the Lessor in respect of any antecedent breach of any of the Lessee's covenants therein contained.
- (ii) The Lessee hereby gives irrevocable power and authority, without any recourse, to the Lessor to enter the demised premises with or without permission of the Lessee on the expiry of the lease period or termination notice period referred to above whoever is earlier and remove all the possession of the Lessee with a view to securing vacant possession of the demised premises. The Lessor shall act as agent of the Lessee and shall not be liable for any loss or damage suffered by the Lessee howsoever caused as a result of the Lessor exercising the power and authority given herein.
- (iii) Either party may terminate this agreement by giving three months prior notice. However the Lessor shall be obliged to refund any portion of unconsumed rent within one month after handing over vacant possession in full compliance with the lease agreement.
- (iv) This lease agreement may be renewed for a further period on terms and conditions to be mutually agreed provided the Lessee indicates his intention to renew on giving three months notice prior to termination of the lease agreement and provided the Lessee has not breached any term of the lease agreement.
- (v) Any dispute arising in the interpretation of this agreement shall be referred to the sole arbitration whose decision shall be final and binding on all parties.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS AGREEMENT IN THE MANNER AND ON THE DATE OF THE YEAR HEREIN BELOW APPEARING.



Signed, Sealed and delivered by the Lessor

M/S CITY PRINTERS LIMITED
P. O. Box 2144, DAR ES SALAAM
And delivered in our presence
this 1st day of JUNE, 2025

Signature: R. M. VIVIST

Qualification: MANAGING DIRECTOR

Signature: [Signature]

Qualification: ACCOUNTANT



Signed, Sealed and delivered by the Lessee

M/S KWAIKWAI ENTERPRISES CO. LIMITED
P. O. Box 105858, DAR ES SALAAM
And delivered in our presence
this 1st day of JUNE, 2025

Signature: [Signature]

Qualification:

Signature: [Signature]

Qualification:



Signed and delivered by the said

Who is known to me/identified to me by
the latter being known to me personally
in my presence this 1st day of JUNE, 2025

Signature: [Signature]

Address: 7609, DAR ES SALAAM

Qualification: ADVOCATE

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STAMP DUTY

330,992.00 Collected

998412246.005

05/06/2025

Regional Treasury and Tax Region