

LEASE AGREEMENT

This agreement is made on the 10th day of June, 2025.

Between

AHMED S Mohamed of P. O. Box 42567, (Hereinafter called the "LESSOR") of the one part And **TTS COMPANY LIMITED** P. O. Box 3102, Dar es Salaam, (Hereinafter called the "LESSEE") of the other part.

WHEREAS:

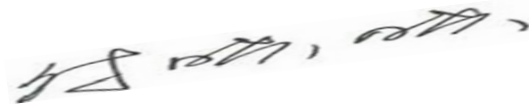
The LESSOR is the lawful owner and occupier of surveyed **Plot No. 15, Block D, Visiga, Kibaha, Coast Region.** (Hereinafter referred to as the Property).

WHEREBY IT IS AGREED AS FOLLOWS:

1. That in consideration of the rent and covenants hereinafter reserved and contained the lesser hereby demises into the lessee for Plot No. 15, Block D, Visiga, Kibaha, Coast Region and to have free right of passage through out from the demises premises over the land adjoining the demised premises for any lawful purpose to the public road and vice versa, to hold the said demises premises free of any encumbrances.
2. 10th of April, 2025 to 10th day of April, 2030 (hereinafter called the term) at a monthly rent of Tanzania Shillings two Million (Tshs 2,000,000/=) only (hereinafter called the reserved rent).
3. That on signing this Agreement the LESSOR acknowledges receipt of the sum of Tanzania Shillings Twente four Million (TShs 24,000, 000/=) being payment by the LESSEE for the lease of Twelve months.
4. The LESSOR delivers the premises to the LESSEE in a clean tenantable state of repair with all the utilities such as electricity.
5. On this Lease Agreement the LESSEE shall pay the stamp duty.
6. The LESSEE shall pay to the appropriate authorities' charges for electricity, and for water bills consumed on the premises during the tenancy period.
7. The LESSEE undertakes to take all reasonable care not to cause any damage or permit any damage to be caused on the PREMISES.
8. The LESSEE further undertakes to deliver the premises to the LESSOR in reasonably good condition at the determination on the tenancy.
9. The cleanliness and tidiness of the PREMISES shall be the responsibility of the LESSEE.
10. The LESSEE will permit, by prior appointment, the LESSOR at all reasonable time to enter upon the PREMISES for the purpose of viewing and inspecting the condition thereof and carry out any repairs.
11. The LESSEE shall not make or permit to be made any alterations or addition to the PREMISES without the previous written consent of the LESSOR.

WHEREBY IT IS AGREED AS FOLLOWS

12. The LESSEE shall at all time during the tenancy peacefully hold the PREMISES without any interruptions or harassment by the LESSOR or his agents.
 13. That the LESSEE will not assign or sub-let or otherwise part with the premises hereby demised without the permission in writing of the LESSOR.
 14. No gas appliance and or liquor, alcohol, intoxicating drug whatsoever, shall be kept, sold or
sued at the demised premises.
 15. The LESSEE at the expiration of the tenancy given the PREMISES in well condition and shall repair any damage of whatsoever nature made during the tenancy period.
 16. The LESSOR shall give three months' notice before the expiry of the paid-up period of the lease if the LESSOR wishes to repossess the premises or increase the rent, or offer the demised premises to another LESSEE
 17. The LESSEE shall give three months' notice before the expiry of the LEASE period of the LESSEE wishes to take another LEASE or otherwise extend the LEASE.
 18. The LEASE agreement shall be on annual basis but the LESSEE shall have an option to renew subject to the mutual agreement on terms by both parties.
 19. The LESSEE shall at the end of the LEASE period give vacant possession of the premises in good state of repair, unless the same have or are let to the LESSEE
- IN WITNESS WHEREOF, the parties hereunto have executed this Agreement as of the day and year first above written.



AHMED S Mohamed

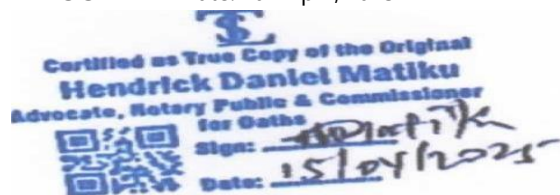
LESSOR

Date: 10th April 2025

**Signed EFFORT THOMAS BANGU on
behalf of TTS COMPANY LIMITED**



LESSEE Date: 10th April, 2025



H. Matiku



Hendrick D. Matiku Advocate

Date: 10th April, 2025