

# LEASE AGREEMENT

This Agreement is made this 06 day of JUNE 2025 between ...**FRANK MSEMOM**.....whose Postal Address is **P.O. Box .....** **Dar es Salaam** (hereinafter referred to as "*the Lessor*") which expression shall where the context so admits include the person entitled in reversion for the time being immediately expectant, on the term hereby created of the one part;

**AND**

**EZOS COMPANY LIMITED**, a Company registered in Tanzania with limited liability whose Postal Address is **P.O Box 6917 Dar es Salaam** (hereinafter referred to as "*the Lessee*") of the other part.

**THE PARTIES HEREIN ABOVE NAMED WITNESSETH** the following:-

1. In consideration of the rent and the **Lessee's** covenants hereinafter reserved and contained the **Lessor** hereby demises unto the Lessee a warehouse premises on **Plot NO. 1402-1409, in Makuringe Bagamoyo - Coast Region** (hereinafter called the "*warehouse premises*") comprising the whole of the said property **to hold** the same for a periodic term of two **(2) years** with effect from the **1<sup>st</sup> May, 2025** at consideration of rentals payable in the sums of **Tshs 2,000,000** per month in Tanzania Shillings as applicable on the date of payment.
2. That, the full agreed rentals of **Tshs 2,000,000** agreed by parties herein above shall be paid in lump sum and in advance, on the date of signing of this Agreement.
3. The **LEASE** hereby created shall be valid for a period of three years. The parties agree that upon expiration of the lease period created herein and upon each party observing the terms, conditions and covenants stipulated herein, the lease period shall be renewed on terms to be agreed by the parties.

**THE LESSEE HEREBY COVENANTS WITH THE LESSOR** as follows:-

4. To pay the agreed rent during the term of the lease on the day and in a manner aforesaid and without any deductions. Rentals shall be paid in cash.
5. At all times the **Lessee** to keep and maintain the interior of the warehouse premises and floor surface and all appurtenances thereof, including doors, windows, internal sanitary ware, electric wires, pipes, lights any other fittings therein, and to repair and maintain in clean and tenantable repair, fair wear and tear accepted, throughout the lease

6. To permit the **Lessor**, his agents, with or without workmen, at all reasonable time of the day, and upon prior notice, (or immediately in case of need) to enter upon the premises and examine the state of defects and want of repairs falling within the **Lessor's** covenants.
7. Not to store or bring upon the demised premises any articles of a specially combustible, inflammable, or dangerous nature, and not to do or permit to be done anything upon the demised premises, or any part thereof, which may become a nuisance, annoyance or cause damage or inconvenience to the **Lessor**, or occupiers of adjoining premises, or in the neighborhood, or to do or suffer to be done anything whereby the insurance policy of the premises, or any part thereof may be rendered void or voidable, or the increase to premium, and to reimburse all expenses or increases incurred by virtue of breach of covenant.
8. To use the said premises for business purposes only and not to change the conditions embodied in such purpose without first obtaining consent of the **Lessor** and to abide by the conditions embodied in such consent.
9. Not to erect any other building/permanent structure upon the demised premises, and to report in writing to the **Lessor** any want of repair to the demised premises. **PROVIDED THAT** the **Lessee** shall always, subject to prior written consent of the **Lessor**, which consent shall not be unreasonably withheld, be allowed to erect or make any improvement and/or additions, which shall be removed prior to the termination or expiration of the lease period.
10. To pay, bear and discharge all electricity, water and telephone charges in respect of the demised premises during the term of the lease.
11. To provide for and remain responsible for security at all times within the confines of the demised premises.

**THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:-**

12. **THAT** the **Lessee** paying the rent hereby reserved, observing and performing all her obligations under this agreement shall quietly and peacefully **HOLD** and enjoy the said demised premises during the term hereby created without interruption by the **Lessor**, or any person claiming under him or in trust of him.
13. To pay and discharge all rates, taxes, levies to this leased premises.

14. That he is the only and lawful owner of the demised premises with capacity, power and mandate to enter into this agreement. Further that the demised premises are free from any encumbrances whatsoever and that there is no claim, charge or undertaking whatsoever that can affect the lessee's rights under this agreement

**PROVIDED ALWAYS THAT** and it is hereby agreed and **DECLARED** as follows:-

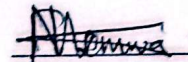
15. **THAT** the Lessor may terminate this agreement, if the Lessee fails to pay the reserved rent, or if rent is not payable after the issuance of one month written notice.

16. **THAT** subject to the provisions of this Agreement and the respective laws for the time being in force, both parties shall have the right to terminate the lease agreement upon giving the other party a three months written **NOTICE** of their intention to do so, and the **LEASE** agreement shall be deemed to have ceased at the expiration of the said three months.

17. **THAT**, this Agreement shall be governed by the Laws of the United Republic of Tanzania and shall be construed accordingly, and any disputes thereof shall be resolved in courts of law having jurisdiction in Tanzania.

**IN WITNESS WHEREFORE** the Lessor and the Lessee duly executed this **AGREEMENT** in a manner and on the dates hereinafter appearing:-

SIGNED and DELIVERED by the said  
..FRANK.....MGEIMO...who is known  
to me personally/ identified to me  
by \_\_\_\_\_ the latter  
being known to me personally in my presence  
this 06 day of JUNE, 2025.

  
LESSOR

**BEFORE ME:**

Name: VERONICA V. TESHA

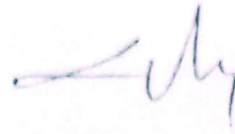
Signature: Tesha

Address: 6917, Das-es-galam

Qualification: Advocate.



SIGNED and DELIVERED by the said  
EZOS COMPANY LIMITED who is known to me  
personally/identified to me  
by \_\_\_\_\_ the latter  
being known to me personally in my presence  
this 06 day of JUNE 2025



LESSEE

BEFORE ME:

Name:

VERONICA VICTOR

TESHA

Signature:

Tesha

Address:

6719, Dares-salaam

Qualification:

Advocate

