

## LEASE AGREEMENT.

This Lease Agreement is made at Dar es Salaam on this day of 01<sup>st</sup> March, 2025.

### BETWEEN

**MR. MWAMBA ALLY JINGU – P.O. BOX 3918. Dar-es-Salaam – Tanzania – Tanzania.**  
(Hereinafter referred as “**The LESSER**”, Which expression shall; where the context so admits include his assigns, Executors and other Successor in title of the one part.

### AND

**H & Z HOME COMPANY LIMITED P.O BOX 425,** (hereinafter referred to as “**The LESSEE**” which expression shall; where the context so admits include its assigns, Executors and other successors in title) of the part.

WHEREAS, The LESSOR is the OWNER of the unsurvey premises located at Kibaha Misugusugu measuring approximately 8,000 square metres, to be used for industrial investment purposes. (Hereinafter referred to as the “**the demised premises**”).

And WHEREAS the LESSOR has agreed to let the said demised premises which referred to hereinabove on the TERMS & CONDITIONS hereinafter contained.

### 1. TERM

The lease shall commence on 01<sup>st</sup> May 2025 and shall expire on 28th February 2029, unless earlier terminated in accordance with this Agreement.

### 2. CONSIDERATION / RENT

The Lessee shall pay to the Lessor a total lease consideration of Tanzania Shillings Three Million (TZS 3,000,000) for the entire lease term, payable annual as follows

- The payment plan agreed by both parties will be as follows.

YEAR	Monthly Rent TZS	Total TZS
May 2025 to April 2026	3000000 x 12	36,000,000.00
May 2026 to April 2027	3000000 x 12	36,000,000.00
May 2027 to April 2028	3000000 x 12	36,000,000.00
May 2028 to April 2029	3000000 x 12	36,000,000.00
<b>TOTAL AMOUNT</b>		<b>144,000,000.00</b>
<b>FIRST YEAR PAYMENT</b>		<b>36,000,000.00</b>
<b>BALANCE</b>		<b>104,000,000.00</b>

 Certified as True Copy of the Original  
**Jamila Juma Kimvuli**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 23.10.2025

**3. LESSEE HEREBY COVENANTS WITH THE LESSER as follows:**

- The lesser hereby demise unto the Lessee the demised premises to hold the same for a **PERIOD OF FOUR YEARS** commencing from **01.05.2025**, hereinafter called **EFFECTIVE DATE**.
- To pay the rent reserved herein without any deduction whatsoever in order and manner on the dates herein agreed upon. Further to pay the Taxes due to the concerned authorities is obligatory on the LESSEE.
- To pay all charges for electricity, water, gas and telephones in respect of demised premises accrued and payable during the tenure of the Lease Period and upon the expiration to provide documentary evidence as proof of having settled all the above-mentioned charges.
- Not to make any alterations or additions to the demised premises, (without the prior consent in writing of the lesser) or to cut main or injure any wall, structure or timber thereof.
- To maintain the demised premises, including all additions thereto, fixtures, doors, windows, locks, sanitary, water apparatus, electric wiring etc, in good repair and tenantable condition, fair wear and tear accepted.
- Not to keep or permit to be kept on the demised premises any material/s of dangerous or explosive nature or the keeping of which may contravene any statues or local regulations or by Laws or carry on or do anything that may constitute nuisance to public or private nature or be a cause of disturbance or annoyance or danger to neighbors or public.
- To yield up peaceably the demised premises to the Lesser or its agent or nominee at the expiration of the fixed term aforesaid in good and tenantable repair and condition in accordance with the covenants herein before contained allowing for normal wear and tear.
- To give notice of at least 6 (Six) months in writing before the expiry of the term hereby created to the lesser expressing his (Lessee's) intention whether or not to renew the lease for further term. In the absence of which the lesser may choose to assume continuation of the existing lease for another period of 12 (Twelve) months.


**4. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS:**

- To pay all existing and future land rates taxes and outgoing in respect of the demised premises as per Law.
- To insure and keep insured, at the Lessee's discretion, the demised premises against loss/s or damage/s by fire or such other risk as are commonly insured in Tanzania. In case demised premises are damaged by fire, water, thunderstorm, natural catastrophe etc... And becomes temporarily or permanently unfit for human inhabitation the lesser shall refund the rental balance for the concerned period; provided the Lessee has vacated upon the happening of such disaster (Allah Forbid).
- The Lessee shall be responsible for safekeeping his personal belongings

- That if, the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for twenty one days after the same shall have become due (whether formally or legally demanded or not) or if the lessee shall any time fail or neglect to perform or observe any of the covenants and obligations here in contained and its part to be performed and observed ; the Lesser shall be entitled to re-rent and take possession of the demised premises without prejudice to any antecedent or other claims that either party shall against the other.
- In the event of any dispute of claim arising from or in connection with this Lease agreement which is not settled mutually by the parties thereto such dispute or claim may be referred by either party to The Court or Tribunal in Dar-es-Salaam- Tanzania (East Africa) for adjudication and settlement.


**IN WITNESS WHEREOF THE PARTIES HERE TO HAVE HEREUNTO SET THEIR HANDS AND SEALS the day year first above written.**

**SIGNED AND DELIVERED** by the said  
**MR. MWAMBA ALLY JINGU** who is known  
 to me personally  
 This ...01... day of ...03...2025

  
 .....  
**LESSOR**

**SIGNED AND DELIVERED** by the said  
**SELEHATTIN KABIL** on behalf of the  
 Above LESSEE and who is known  
 to me personally  
 This ...01... day of ...03...2025

  
 .....  
**LESSEE**

**BEFORE ME: -**  
 Name: Jamila Juma Kimvuli  
 Signature:   
 Address: P.O. Box 6567, Dsm  
 Qualification: Advocate

