

LEASE AGREEMENT

This agreement is made this.....10.....day of.....03.....2025

BETWEEN

ERNEST NSATO KOROSO of **P.O. Box 1505 Dar es Salaam** (hereinafter referred to as the lessor, the expression which, where the context so permit, shall include its assigns and successor in Title) of one party.

AND

IZZI ROYAL GROUP LIMITED of **P.O. Box 1505 Dar es Salaam** (hereinafter referred to as the lessee, the expression which, where the context so permit shall include its assigns and successors in title) of the other party.

WHEREAS the lessor is the legal owner of the premise situated at Kisota area Dar es Salaam (hereinafter referred to as the premises).

WHEREAS the lessor is desirous of letting the said premise and the lessee is will to let it at a consideration.

Now therefore this Agreement witnesses as follows:


1. That the lessor shall demise the said premise to the lessee without any incumbrance at a monthly rent of Tsh. 200,000 (Two Hundred Thousand only).
2. That the lessee shall pay Tsh 200,000 being a one month rent at the date of signing of this agreement (the lessor hereby acknowledges receipt thereof)
3. That the subsequent rent shall be paid on quarterly basis.
4. That the lessee shall conduct the business of manufacturing purposes only
7. That the lessee shall pay and discharge for all charges for water and electricity consumed by the lessee.
8. The lessee shall at all times keep the premises in good condition and clean throughout the term of this agreement.
9. That the lessee shall not assign sublet or part which possession of the whole or part of the premises without prior consent from the lessor.
10. That this agreement maybe renewed by giving 2 (two) months' notice of intention to renew prior to the expiry of the term.
11. That this agreement is for the period of one year and shall commence at the date of signing of this agreement.

12. That the lessee shall comply with all Municipal regulation and other legal requirements for the business she is conducting.
13. That either party may terminate this agreement by serving the other party two months (2) notice in writing to that effect
14. **IN WITNESS WHEREOF** the parties hereto have executed these presents on the day and year in the manner hereinafter appearing.

SIGNED and DELIVERED at Dar es Salaam by the said
ERNEST NSATO KOROSO
 Who is personally known to me personally
 /identified to me by.....
 the latter being known to me personally
 in my presence this 10 day of 03 2025


 LESSOR

Before me:

Name: WINSTON MOSHA
 Signature: 
 Address: P.O. BOX 25521 DAR ES SALAAM
 Qualification: WAKILI / ADVOCATE
11/03/2025

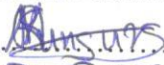


SEALED with the common SEAL of IZZI ROYAL GROUP LIMITED

Who is personally known to me personally
 /identified to me by.....
 the latter being known to me personally
 in my presence this 10 day of 03 2025

Name: Lydia Fernandes Materu
 Signature: 
 Address: 63213 DSM

Qualification: Director

Name: RAMADHANI MUSTAFA SUNGURA
 Signature: 
 Address: 0715173172

Qualification: Director



STAMP DUTY
 12/3/2025 Collected
 Receipt No: 9924121185326 Date: 12/3/2025

 Kigamboni Tax Service Centre