

LEASE AGREEMENT

THIS AGREEMENT is made this 5th day of OCTOBER, 2025

BETWEEN

MIRE ARTAN ISMAIL of P.O. Box 21419, Mkuranga (hereinafter referred to as the ("THE LANDLORD") of the one part.

AND

MIRE TIRE LIMITED of P.O. Box 11106, Mkuranga a local private company registered in Tanzania, which expression shall include its successor and assignees (hereinafter referred to as ("THE TENANT") of the other part.

WHEREAS the LESSOR is the owner of the land situated at **Kiparang'anda B, Vikonge Sub Village, Mkuranga District, Pwani Region**

AND WHEREAS the Landlord is desirous of letting the demise premises to the Tenant and the Tenant is equally willing and desirous to rent the same from the Landlord on the following terms and conditions.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:-

1. PERIOD OF TENANCE

The period of Lessee hereby referred to as the Tenancy period shall be Five Year with effect from 1st August, 2025 to 31st July , 2030..

2. RENT:

The monthly rental charge shall be **Tanzania Shillings Two Million only (Tshs 2,000,000/=)** which amount is the rent to be payable to the Landlord for the whole month, by signing this Agreement the Landlord acknowledges receipt of **Tanzania Shillings Twenty four Million (24,000,000/=)** per year.

3. THE TENANT COVENANTS WITH THE LANDLORD as follows:

- a) To pay the rent reserved on the days and in the manner aforesaid.

- b) Not to assign or part with the possession of the demise premises or any part thereof without the written consent of **THE LANDLORD**.
- c) To permit **THE LANDLORD** and for his agents with or without workmen at reasonable times of the day after reasonable notice to the **TENANT** in that respect to enter upon the demise premises to examine and or to execute repairs to the said premises under the Landlord's covenant in that behalf.
- d) During the term to perform and observe all and singular and restriction, stipulations and conditions herein contained.
- e) To pay all charges of telephone, water and electricity consumed in the demise premises in every month during the tenancy and handover the copy of payment receipt to the Landlord.
- f) To pay all Government Rental taxes as per TRA regulation
- g) To keep the demise premises in good state of repair (reasonable wear and tear expected) and to hand it over to the Landlord at the end of Lease Agreement well maintained.
- h) Not to make any renovations or alterations without the prior written or verbal consent of the Landlord.

4. **THE LANDLORD** hereby covenants with the Tenant as follows:-

- a) To allow the Tenant to use the demised premises only on the basis of paying rent to the Landlord.
- b) **THE TENANT** paying the rent herein reserved and performing and observing the covenant herein before contained shall peacefully hold and enjoy the demise premises for the term hereby granted without any interruption by the Landlord.

5. Either party shall give a three (3) months notice of the intention to terminate the Tenancy.

6. PROVIDED ALWAYS AND IT IS HEREBY AGREED THAT:-

- a) Either party shall subject to the written acceptance of the other party renew this agreement by **NOTICE** in writing to the other party served not less than three (3) months before the expiration of the lease Agreement.
- b) If any dispute arises concerning the interpretation and execution of this agreement the same shall be interpreted in accordance with the Laws of Tanzania.

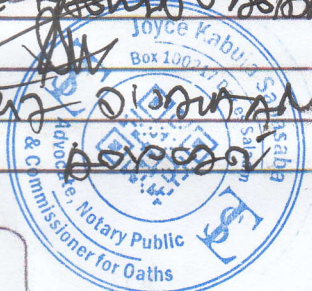
IN WITNESS WHEREOF the parties have duly executed these presents in the manner herein below appearing:-

SIGNED at MKURANGA by the said
MIRE ARTAN ISMAIL who is identified
to me by MIRIAM
the latter known to me personally in my
presence this 8th day of OCT, 2025

[Signature]
LANDLORD

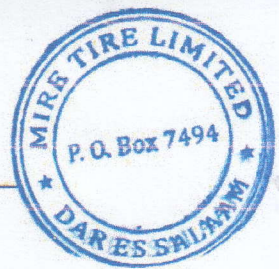


NAME : Joyce Kabura
SIGNATURE : [Signature]
POSTAL ADDRESS : 10027 Dares Salaam
QUALIFICATION : Advocate & Commissioner for Oaths



SIGNED at MKURANGA by the said
YUSUF MIRE ARTAN (for and on behalf
MIRE TIRE LIMITED who is
Identified to me by MIRIAM
the latter known to me personally in my
presence this 8th day of OCT, 2025

[Signature]
TENANT



NAME : Joyce Kabura
SIGNATURE : [Signature]
POSTAL ADDRESS : 10027 Dares Salaam
QUALIFICATION : Advocate & Commissioner for Oaths

