

MOHAMED SALEH ABRI

P.O. BOX 4107S DAR ES SALAAM TANZANLA
TABATA MATUMBI INDUSTRIAL AREA, MANDELA ROAD PLOT NO. 248
TEL; 0784 777 577/FAX: 022-2170441

LEASE AGREEMENT

This agreement made this 01st day of December 2025, between MOHAMED SALEH ABRI TIN: 101-316-157 of P.O.BOX, Dar es salaam, hereinafter called the lessor on one part and GCC GLOBAL LIMITED, TIN: 100 210-910, P.O.BOX..... of Dar es salaam (hereinafter called the tenant), of other parts.

Whereas the landlord is the owner of property on plot number 248, Tabata Matumbi Industrial Area, along Mandela Road Dar es Salaam hereinafter referred to as the property and desires leasing the Godown to the tenant for a rent of TZS Two Million Five Hundred Thousand only (2,500,000/=) per month and the tenant is desirous of leasing the Godown.

NOW THIS AGREEMENT WITNESSES' AS FOLLOWS:

1. The period of tenancy herein referred to as the contractual period shall be for four years starting from **01.01.2026** to **31.12.2030**
2. The four years rent shall be One hundred twenty million Tanzanian shillings only (**120,000,000/=**).
3. The tenant shall pay twelve months' rent at beginning of this contract. The twelve months' rent that shall be payable is Tanzanian Shillings (30,000,000/-) thirty Million only.

THE LESSOR HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:

- (a) Not to assign, carry out any major maintenance, sublet or parts with any part of the premises without the written consent of the landlord
- (b) To permit the landlord or his agent with or without workmen, at reasonable time of the day, after a reasonable notice to the tenant in that respect, enter upon the premises to examine and or execute major repairs to the property under the landlords' convenience in that behalf.
- (c) To maintain the premise in a clean condition.

(d) To sign and acknowledge the number of keys or any other items supplied to the tenant at the commencement of the Tenancy Agreement.

(e) Bills of electricity, telephone and any other consumable services on the premises will be paid by the tenant

TERMINATION OF CONTRACT

- a) Automatically expire after the contractual period which is four years
- b) By either party to this contract by giving three months' notice in writing to other party before the expiration of this contract.

Name of Tenant: ELICE GUNTRAM CHANDELE

Signature: E. chandele

Name of lessor: MOHAMED SALEH ABRI

Signature: [Handwritten Signature]



Name of witness: MARIA ETIMBA

P.O.BOX

Signature: [Handwritten Signature]

Qualification: advocate



BANK DETAILS.

BANK NAME: Amana Bank

BRANCH: Nyerere

ACC NAME: **Mohamed Saleh Abri**

ACC NUMBER: **0021100014860001**