

**LEASE AGREEMENT**

**BETWEEN**

**SUWEDI RAJAB KASSIM**

**AND**

**TOPTEC PROSPECT SOLUTIONS COMPANY LIMITED.**

**IN RESPECT OF OFFICE SPACE SITUATED ON PLOT NO 540F, MKULIMA  
HOUSE, ALONG NELSON MANDELA ROAD**



## LEASE AGREEMENT

**THIS LEASE AGREEMENT** is made this **11<sup>th</sup>** Day of **June 2025**.

### **BETWEEN**

**SUWEDI RAJAB KASSIM** of P.O. BOX 71213, Dar es Salaam (hereinafter referred to as the **“Lessor”**) is a citizen of The United Republic of Tanzania, which expression shall, unless the context allows otherwise, include his assignees, successors, administrators in title and or right), of one part.

### **AND**

**TOPTEC PROSPECT SOLUTIONS COMPANY LIMITED**, of Dar Es salaam phone No. 0750 065 851 (Hereinafter referred to as the **“Lessee”**) is an Entity in The United Republic of Tanzania which expression shall, unless the context allows otherwise, include its assignees, successors, administrators in title and or right), of one other part.

### WHEREAS

- (a) The Lessor is the lawful owner of the main Building, which the company will move into on 1 July 2025 to occupy the office, situated on **Mkulima House, Plot No.540F, along Nelson Mandela Road, Ubungo Municipality, Dar Es salaam City**, hereinafter referred to as a “property.”
- (b) The lessor will provide the lessee with office Room No. 301, 3<sup>rd</sup> Floor on **1 July 2025**.
- (c) The Lessor is desirous of letting and the Lessee is desirous of leasing the said property measuring to the lessee on terms and conditions as appearing hereunder.



**NOW WHEREOF IT IS HEREBY AGREED AS FOLLOWS:**

**1.0 LEASE PERIOD & RENT, WITHHOLDING TAX AND MODE OF PAYMENT.**

1.1 That **LESSOR RENT** monthly Consideration is **TZS 1,222,222** per month, equal to **TZS 14,666,666** annually, including all taxes.

1.2 In consideration of the rent and the mutual covenants hereinafter reserved and contained, the Lessor hereby demises unto the Lessee the property for a period of **THREE YEARS** with effect from the 1st day of July 2025.

1.3 The rental fee will be paid by the Lessee to the Lessor's bank account with the following details;

**Bank Name:** CRDB Bank Plc

**Account Name:** Suwedi Rajab Kassim

**Account Number:** 0152601025500

**2.0 USE OF DEMISED PREMISES:**

The Lessee shall use and occupy the demised premises for office purposes only.

**3.0 LESSEE'S COVENANTS:**

The Lessee **HEREBY COVENANTS** with the Lessor as follows: -

- a) To pay during the Term the reserved rent and electricity consumed in a sole separate meter in advance
- b) To pay a service charge amounting to **TZS 100,000** per month to take care of services such as security lights, security and cleaning outside the office, water and garbage collection.
- c) To contribute monthly Generator costs when used at the ratio calculated from monthly electricity use.
- d) To pay promptly to the authorities (legally payable by Lessee under the legislation in force) all periodical rates, taxes and outgoings relating to the demised premises imposed after the date of this Lease (even if of a novel nature) example, TRA (TANZANIA REVENUE AUTHORITY and other AUTHORITIES).



- e) To keep the demised premises, in addition to its surroundings and appurtenances thereof, which include but are not limited to ceilings, doors, door frames, windows, window frames and plate glass in clean and good condition throughout the term, fair wear and tear excluded.
- f) To be responsible for and to indemnify the Lessor against all damages occasioned to the demised premises or any part or appurtenances thereof caused by any act or default or negligence of the Lessee or its agents.
- g) Not to make or suffer to be made any alteration to the demised premises without the prior written consent of the Lessor.
- h) To permit the Lessor or any one of its authorised representatives to enter the demised premises at any time during the day upon giving 24 hours' notice unless there is an emergency for the following purposes:
  - (i) Inspecting the condition of the demised premises;
  - (ii) Inspecting, cleaning or any sewers, drains, pipes, wires and cables serving the Property or any neighbouring property.
  - (iii) Not to hold any auction sale on the building.
  - (iv) Not to use any part of the demised premises for any activities which are dangerous, offensive, noxious, illegal or immoral, or which are or may become a nuisance or annoyance, faith immorality to the Lessor or to the owner or occupier of any other part of the building or of any neighboring property.
- k) The Lessee shall not share occupation, sub-let, transfer, mortgage, charge or create encumbrance on the demised premises or any part thereof without the written consent of the Lessor.



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- e) To keep the demised premises, in addition to its surroundings and appurtenances thereof, which include but are not limited to ceilings, doors, door frames, windows, window frames and plate glass in clean and good condition throughout the term, fair wear and tear excluded.
- f) To be responsible for and to indemnify the Lessor against all damages occasioned to the demised premises or any part or appurtenances thereof caused by any act or default or negligence of the Lessee or its agents.
- g) Not to make or suffer to be made any alteration to the demised premises without the prior written consent of the Lessor.
- h) To permit the Lessor or any one of its authorised representatives to enter the demised premises at any time during the day upon giving 24 hours' notice unless there is an emergency for the following purposes:
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  - (iii) Not to hold any auction sale on the building.
  - (iv) Not to use any part of the demised premises for any activities which are dangerous, offensive, noxious, illegal or immoral, or which are or may become a nuisance or annoyance, faith immorality to the Lessor or to the owner or occupier of any other part of the building or of any neighboring property.
- k) The Lessee shall not share occupation, sub-let, transfer, mortgage, charge or create encumbrance on the demised premises or any part thereof without the written consent of the Lessor.



- l) Whenever the lease expires or is discontinued the Lessee shall at its own expense put the demised premises back to its original state (fair wear and tear excluded) and condition as it was at the time of taking possession. Three months' rent equivalent will be deposited to be refundable if nothing to replenish.
- m) The Lessee shall make provision for internal security of the demised premises and shall be liable for any loss for non-provision of security.

4.0 **LESSOR'S COVENANTS**

**THE LESSOR HEREBY COVENANTS** with the Lessee as follows: -

- a) The Lessee paying the rents herein before reserved and performing and observing the covenants contained hereinto be performed or observed by the Lessee, shall hold and enjoy quiet and peaceful possession of the demised premises during the term created without unlawful intervention by the Lessor.
- b) During the continuance of the term, to keep the demised premises in good repair and remedy major structural faults affecting the convenient and proper use or occupation, provided that such faults are not attributable to negligence on the part of the Lessee.
- c) The Lessee shall be responsible for the upkeep and maintenance of the demised premises, and the Lessor shall not be held liable for any structural damage caused by the Lessee's negligence or omission.


5.0 **IT IS MUTUALLY AGREED THAT;**

The lessor permits the lessee to erect temporary structures and make renovations on the demised premises with written Consent from the Lessor.

6.0 **RENEWAL OF LEASE;**



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It is hereby further agreed and declared by and between the Lessor and the Lessee that subject to the due and punctual performance of the covenants herein the Lessee shall have an option to renew the lease for a further by giving notice in writing of its intention to exercise the option to the Lessor not less than One month (30 days) before expiry of the current term. Terms of conditions for such an option to be negotiated and mutually agreed upon between the parties.

**7.0. GOVERNING LAW**

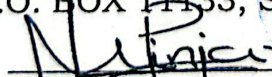
This Agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

**IN WITNESS WHEREOF**, the parties hereto have executed these presents of the day and year and in the manner hereinafter appearing.

**SEALED** by the **COMMON** Seal of  
**SUWEDI RAJAB KASSIM**  
And **DELIVERED** at Dar es Salaam  
In the presence of us this .....<sup>11th</sup>.....  
Day of .....June..... 2025

  
.....  
**LESSOR**

**BEFORE ME:**

NAME: LIZZY PAUL MINJA  
TITLE: ADAVOCATE  
ADDRESS: P.O. BOX 11133, SALAAM  
SIGNATURE: 





**SEALED** by the **COMMON** Seal of  
**TOPTEC PROSPECT SOLUTIONS**  
**COMPANY LIMITED.**

And **DELIVERED** at Dar es Salaam  
In the presence of us this ..... 11th  
Day of ..... June ..... 2025

**TOPTEC PROSPECT SOLUTIONS**  
**COMPANY LIMITED**  
P. O. Box 1133  
DAR ES SALAAM

.....  
**LESSEE**

**IN PRESENCE OF:**

NAME: MENG CHAO JIE

TITLE: DIRECTOR

ADDRESS: P.O. BOX 1133, DAR ES SALAAM

SIGNATURE: \_\_\_\_\_  


**BEFORE ME:**

NAME: LIZZY PAUL MINJA

TITLE: ADAVOCATE

ADDRESS: P.O. BOX 1133, DAR ES SALAAM

SIGNATURE: \_\_\_\_\_  