

THE LAND ACT, 1999

LEASE AGREEMENT

BETWEEN

ALLEN ALBERT KAMINDA

AND

SKYRISE GLOBAL LIMITED

**IN RESPECT OF THE INTENDED LEASE LOCATED AT PLOT NO: 70, INDUSTRIAL
AREA, IPP ROAD, MIKOCHE NI, DAR ES SALAAM.**

Drawn by:

The Parties herein

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this.....1st.....day of.....July.....2025

BETWEEN

ALLEN ALBERT KAMINDA of P.O BOX 32055 Dar es Salaam, Tanzania (hereinafter referred as "the Lessor") on one part

AND

SKYRISE GLOBAL LIMITED of P.O BOX 32521 Dar Es Salaam (hereinafter referred to as "the Lessee") on the other part.

WHERE AS, the Lessor is the owner of the Properties situated on Plot No. 70, I/P road, Mikocheni, Kinondoni Municipality, Dar es Salaam City (hereinafter referred to as the "Demised Premise" and is desirous of leasing the same to the Lessee.

WHERE AS, the Lessee is desirous of taking in lease the above-mentioned Demised Premises upon the conditions and the terms hereinafter appearing;

1.0 NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1.1 The period of tenancy herein referred to as the "Contractual Period" shall be for an initial period of ONE YEAR (1 Year) starting from the 1st July, 2025 and expiring on 30th June, 2026.

1.2 The Lessee shall pay a MONTHLY rent of TZS 500,000/- per MONTH.

1.3 Payments Shall be payable One Year and the money shall be non-refundable, and does not include Local Taxes (VAT and Stamp Duty)

NO INSTALLMENT PAYMENT.

1.4 That the lessor shall be responsible for payments of With Holding Tax.

1.5 The rent shall be paid in Tanzanian Shillings by the Lessee into the Lessor's Bank Account.

1.6 The Lessor has agreed to lease to the lessee the Land and the lessee shall be responsible for any development of the leased land including the egress road leading to the leased land.

The permit to develop the egress road shall be processed by the costs of the Lessor/Lessee

2.0 TERMINATION

Either party may terminate the lease by giving the other party prior notice of one month of such intention. If such notice is not given, the party who fails to give prior notice as per terms

& condition will be liable to compensate by paying rent for equivalent notice period. In the case of termination by the lessor, the Lessee shall not object such termination in any forms and the Lessor shall refund the paid rent for the remaining period to the lessee before the day of termination. If the lessee initiates the termination within any period of Stay, the Lessor shall refund two third of the unused rent paid for the remaining period of such rent amount to the lessee before the day of termination. However, if the termination is initiated six months prior, No refund shall be made.

3.0 THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS: -

- a) Not to assign, sublet or part with the possession of the properties or any part thereof without the written consent of the Lessor;
- b) To Permit the Lessor and / or his agent with or without workmen, at reasonable time of the day, after reasonable notice to the Lessee in that respect, to enter upon the premises to examine and / or to execute major repairs to the said premises under the Lessor's covenants in that behalf;
- c) To pay the rent reserved herein whatsoever in the manner and upon the dates herein agreed and further to pay normally obligatory by the Lessee to the concerned authorities. The Lessee shall deduct withholding tax from the rental amount (currently at 10%), the withholding tax shall be paid by the Less to the concerned authorities.
- d) To use the demised premise for lawful purposes only and not to assign sublet, or part with possession of the demised land without the previous written consent of the Lessor.

4.0 THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-

- a) To pay land rent and other statutory charges (With Holding Tax);
- b) To allow the Lessee, having occupied the said Premises and observing and performing the several covenants, shall peacefully hold and enjoy the Premises without interruption by the Lessor or his agents;

5.0 PROVIDED AND IT IS HEREBY MUTUALLY AGREED AND DECLARED THAT:

- a) If the rent hereby reserved or any part thereof shall at any time remain unpaid for 30 days after becoming due and payable or if any covenant, condition or stipulation herein contained shall not be performed or observed by the Lessee within a reasonable time, the Lessor shall have the right to enter upon the Premises and terminate the lease.
- b) The Lessee shall be responsible for safekeeping of his personal belongings.
- c) At time of expiration of the term:
- To yield up the demised premises in good and substantial repair in accordance with the terms of this Lease provided that the Lessee shall pay a sum equivalent to any loss of rent incurred by the lessor (which shall be calculated at the current rent a pro rata basis for the premises) during such period as is reasonably required for the carrying out of works at the expiration of the term by reason of any breach of repairing and decorating covenants.
- d) All the disputes arising out of the terms of this agreement shall be settled through land courts. This Lease shall be governed by and construed in accordance with the laws of Tanzania.

IN WITNESS WHEREOF; these presents have been executed on the date set out against our respective signatures.

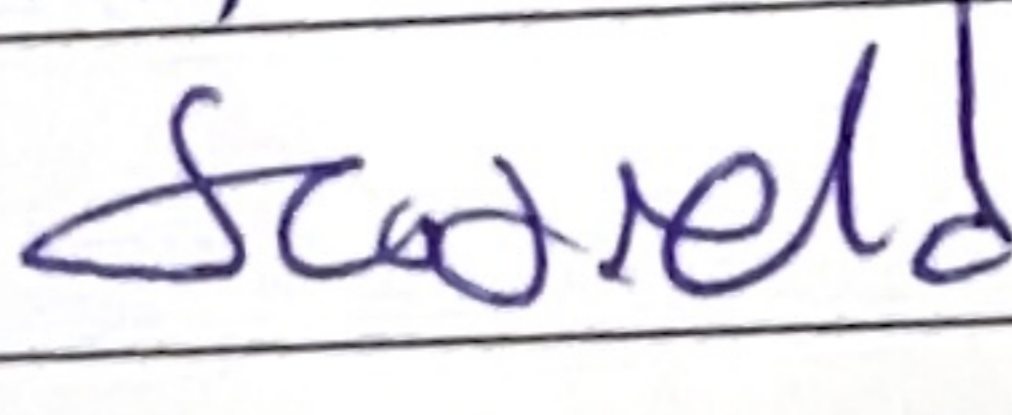
Signed and Delivered at Dar es Salaam by
ALLEN ALBERT KAMINDA on behalf of
 The Lessee who is known/identified to me by

The latter being known to me personally
 in my presence this 1st day of July, 2025


 LESSOR

BEFORE ME:

Name: Geoffrey Mwakatundu

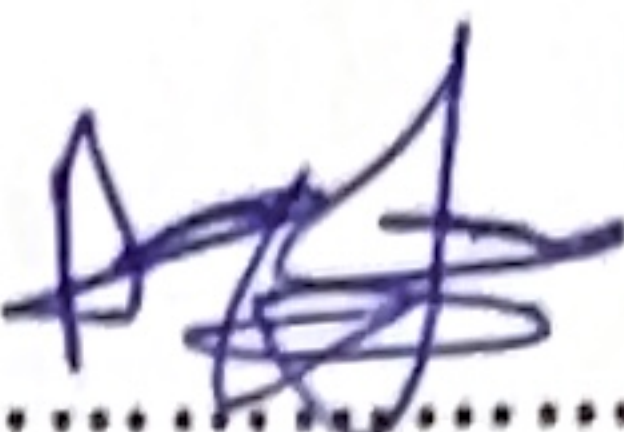
Signature: 

Address: PO Box 32055, DAR-ES-SALAAM

Designations: Notary Public & Commissioner for Oaths



SIGNED and DELIVERED on behalf of the said
SKYRISE GLOBAL LIMITED
and DELIVERED at Dar es Salaam in the presence
of us this 1st day of July, 2025


.....
LESSEE

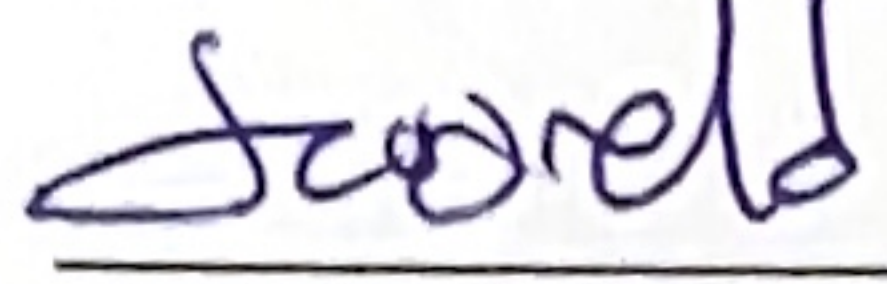
Signed on behalf of the Lessee
Name : HASNEIN SHABBIR MANJI

Signature : 

Postal Address: P.O. Box 32521, Dar es salaam, Tanzania

BEFORE ME:

Name: Geoffrey Mwakatundu

Signature: 

Address: P.O Box 32055, DAR-ES-SALAAM

Designations: Notary Public & Commissioner for Oaths

