

LEASE AGREEMENT

This agreement is made on the day of 01st July 2025

BETWEEN

MAXIMA CLEARING & FORWARDING LTD ; Company Registered in the United Republic of Tanzania with Certificate of Registration No. Of **P. O. Box 76111** ,Dar Es Salaam, represented by **Amitel Lucian Uisso** and holder of Tanzanian National Identity Number **19790512-14113-00004-24** (hereinafter referred to as "**Landlord**") where the context so admits includes its successors and assigns) of the other part.

AND

CALVARY INVESTMENT COMPANY LIMITED of P. O. Box 75941; Dar Es Salaam, company registered in the United Republic of Tanzania with certificate of registration No. 151679986, represented by **Tumaini Josephat Tesha**; holder of National ID Number **19801016-16106-00001-23** hereinafter referred to as "Tenant".

Relatively: To the Land and property located at **plot No.321 Block.22** Temeke District in Dar Es Salaam Region; hereinafter referred as "Leased Property". Both have agreed as follows:

A GENERAL CONDITIONS

Clouse one

- a) The purpose of this contract is to define the conditions under which the Landlord will make available to the Tenant the above-mentioned Property
- b) The leased property is for parking yard for Tracks and Trailers and business office.

Clouse two

(Term of the contract and value of the rent)

- a) The Tenant will occupy the Property for a period of two-years (Renewable),

from **1st July 2025** until **30th June 2027** At a Monthly rental fee of **2,500,000/-** payable annually in advance.

- b) To pay all charges in respect of water bills and electricity used in the premises during the period of lease.
- c) Not to use the premises or any part thereof for any purposes other than the one stated on this agreement.
- d) To keep the premises clean
- e) The Landlord is responsible for the payment of any and all municipal taxes or duties due in connection with the property.

Clouse tree

(Lease conditions)

Obligations of the Landlord:

- a) The Landlord authorizes the Tenant to occupy the Property during the term of the contract, guaranteeing him privacy and enjoy the premises without any disturbance.
- b) The Landlord undertakes to deliver the property to the Tenant, without furniture, in good condition.
- c) The Landlord is responsible and shall perform all structural repairs, if any, both internal and external, including walls, roof, floor, plumbing and water, electricity and sewage systems, prior to the tenant's occupation of the property.
- d) The Landlord shall liquidate all debts relating to electricity and water arising prior to the date of occupation of the Property and proceed with the delivery of the Property with the respective electricity and water meters in good working order.

Obligations of the Tenant:

- a) The tenant undertakes to pay in good time, under the terms of this contract, the agreed rental amount within the prescribed time.
- b) The Tenant undertakes all payments for services of consumptions of water and electricity and is responsible for the current maintenance expenses for the property.
- c) Not to do or permit to be done on the premises anything whereby the insurance of the property may be rendered void or voidable or the premiums increased.



Clouse four
(Contract terms)

- a) On the date of termination of the contract, the Tenant must return the property in good condition, that is in the same state in which it was received.
 - b) This lease agreement is renewable by mutual agreement between the parties. Any amendments or alterations to the provisions of this agreement shall be by mutual agreement by the parties and must be in writing.
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- b) In the event non-compliance by one of the parties to any of the clauses of this contract such as non-payment of rent in time or other expenses inherent to the contract and its execution, the contract may be terminated by the other party at least thirty (30) days prior to the date of termination with no right to compensation of any kind.

Clouse five
(General Provisions)

- a) The lease shall be signed in duplicate and shall remain in the possession of each of the parties and shall enter into force in the date of the signature.

Clouse six

(Grounds for termination of contract)

This agreement may be terminated by the landlord, by written notice in registered letter with acknowledgment of receipt, upon verification of one of the following facts:

- a) Delay in the payment of rent for a period of 30 (thirty days).
- b) Use of the Property for purposes other than those specified in this contract.
- c) Serious and repeated damages attributable to the Tenant.

Clouse seven
(cease of agreement)

Either party may terminate this agreement by giving prior notice, by written notice, at least 60 days from the date of the communication, and the Landlord shall reimburse to the Tenant the amounts paid in advance as income, pursuant to clause number two, line 'A' of this contract.



Signed and delivered by the said)
.....)
Who is known to me personally)
In my presence this Day of)
July 2025)

[Handwritten Signature]

Signature



Witness: *Grace A. Shayo*

Signature: *[Handwritten Signature]*

Postal Address *Kinyamwezi, Pugu*
Ilala - Dar - G - Salaaam

Signed and delivered by the said)
.....)
Who is known to me personally)
In my presence this day of)
July 2025)



Signature

Witness: *Obadia S. Mpyambala,*

Signature: *[Handwritten Signature]*

Postal Address: *Kimara stapover,*
Ubungo, Dar-es-salaam.

[Handwritten Signature]

BEFORE ME:

NAME: EMMANUE ELIMHOO KIMEY

SIGNATURE: *[Handwritten Signature]*

DATE:

DESIGNATION: COMMISSIONER FOR OATHS



[Handwritten mark]