

LEASE AGREEMENT

This agreement is made on the 03 MAY 2024

BETWEEN

CLIFTON APARTMENT | TIN 138-244-326

Of P.O. Box 5505 Dar es salaam, (Hereinafter called the "LESSOR") of the one part

And

BUSAZA TRANSPORT COMPANY LIMITED

of P.O. Box 77286 ,DAR ES SALAAM, WITH INCORPORATION NO 156972878

(Hereinafter called the "LESSEE") of the other part.

WHERE AS:

The LESSOR is the lawful owner and occupier of property situated at, ILALA CBD MUNICIPAL KARIAKOO WARD , Region Dar Es Salaam, District ILALA CBD PEMBA/LIVINGSTONE STREET, Plot number 72 , Block number 16 ,House CLIFTON number/2ND FLOOR

(hereinafter referred to as the "Property").

WHEREBY IT IS AGREED AS FOLLOWS:

1. That in consideration of the rent and covenants hereinafter reserved and contained the lesser hereby demises into the lessee for residence purpose and to have free right of passage through out from the demises premises over the land adjoining the demised premises for any lawful purpose to the public road and vice versa, to hold the said demises premises free of any encumbrances from 03 MAY 2024 TO 02 MAY 2027 (hereinafter called the "term") at a monthly rent of Tanzania Shillings (Tshs 400,000/=) only (hereinafter called "the reserved rent") and by signing this lease the lesser acknowledges to have been paid by the lessee rentals for every 36 month THAT WILL SUM TO 14,400,000
2. The monthly rent shall be Shillings (Tshs 400,000/=) only.
3. That on signing this Agreement the LESSOR acknowledges receipt of the sum of Tshs 14,400,000/= being cash payment by the LESSEE for the lease of 3 months.
4. The LESSEE shall pay rent in advance every year.

SIGNED and DELIVERED by the said]
MR. MUSTPAHA ISSA NANDA]
FOR CLIFTON APARTMENT]
who is identified to me by]
the latter being known to me personally in]
my presence this 03 MAY 2024]

M. Nanda
LESSOR

CLIFTON APARTMENT
PO BOX 101
DAR ES SALAAM

Before me:
Signature: *A. Musa*
Address: P.O. Box 9173
Qualification: ADVOCATE

 Amina Awadhi Musa
P.O. Box 9173 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths


SIGNED and DELIVERED by the said]
GABRIEL NTISEZERANA] DIRECTOR
BUSAZA TRANSPORT COMPANY LIMITED]
who is identified to me by]
the latter being known to me personally in]
my presence this 03 MAY 2024]

[Signature]

LESSEE

BUSAZA TRANSPORT LIMITED
PO BOX 8602
DAR ES SALAAM

Before me:
Signature: *A. Musa*
Address: P.O. Box 9173
Qualification: ADVOCATE

 Amina Awadhi Musa
P.O. Box 9173 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

WHT 320,000
SD 48,000

STATE DUTY
Shs: 48,000 Collected
Receipt No: 9984116182467 03/15/24
Date: *[Signature]*
Regional Manager - Kusileke