



REF: MRC/ TILAPIA PREMIUM/2025/001

23RD NOVEMBER 2025

MANAGING DIRECTOR,
TILAPIA PREMIUM FOODS LIMITED,
P.O BOX 78552,
DSM,
0796160295.

Dear Sir/Madam.

RE: OFFER TO LEASE SHOP SPACE AT ROCK CITY MALL – MWANZA

We refer to your request for retail space to lease at ROCK CITY MALL and wish to confirm that we have space at the said Shopping Mall, which we are glad to offer you under the Terms and Conditions contained herein as follows:

1.0 Premises Offered and Occupation Date:

- Premise : Shop No. 217 ROCK CITY MALL
- Floor : SECOND FLOOR
- Measuring : 30.42 Square Meters
- Use of Premises : OFFICE ACCOMODATION
- Occupation Date : JANUARY 2026

2.0 Terms of Lease:

The lease shall initially be for a term of **Three (3)** years commencing from the date stated above and renewable at your option for a further term of **Three (3)** Years under the Terms and Conditions to be mutually agreed upon between the parties. The Lessee can at his own cost, carryout any necessary decoration to suite his needs, at the approval of the Lessor. These shall be done in the One-month grace period, thereafter rent shall be counted i.e. *January, 2025.*

3.0 Rent

The rent payable inclusive of VAT shall be Tsh 16,000 per square per month. For avoidance of doubt, the Rent payable inclusive of VAT for the demised premises shall be TZS 471,040.00 per month derived as follows:

RENT COMPONENT	CURRENCY	DETAILS
Net lettable space offered (in sq.)		29.44
Multiply:	TZS	16,000.00
Gross Rent per Month	TZS	486,720.00
Total Rent + VAT per month	TZS	486,720.00

4.0 Mode of payment:

On acceptance of this offer and after confirmation on the effective commencement of the lease, you will be required to pay an equivalent of Three month rent including VAT amounting to **1,460,160.00 - Being Rent for February, 2026 to April, 2026**

5.0 Security Deposit and Rent – Free Period (Grace Period)

5.1 Security Deposit

You will be required to pay a Security Deposit equivalent to THREE (3) month Gross rent amounting to **TZS 1,460,160.00**

5.2 Rent-Free Period (Grace Period):

In consideration for the period under which the leased Premises will be undergoing partition/Office set up to make it suit for office operations, the LANDLORD is hereby grant to the TENANT a One (1) months rent-free (grace) period commencing on **01 January , 2026** ending to **31 January, 2026**.

6.0 Stamp Duty

Within fourteen (14) days from the date of receiving your Two (2) copies of the Lease Agreement, the tenant shall pay Stamp Duty to Tanzanian Revenue Authority of which the amount shall have been assessed by the Stamp Duty officer and Return to the Landlord One (1) copy of the lease duly executed and stamped.

7.0 Withholding Tax

You shall withhold 10% of the gross rent payable as per requirements of the Income tax Act of 2004 being withholding tax and remit the same to TRA. You shall also be required to forward a copy of the certificate for withholding tax payment from TRA to the Landlord for records.

8.0 Taking Occupation of the Demised Premises

Following acceptance of this offer, you shall be required to pay in full all payments referred to in Clauses 3.0, 4.0, 5.0, 6.0 and 7.0 above before taking up occupation of the demised premises amounting to TZS 2,920,320.00 derived as here: -

Rent Payable per month TSH	486,720.00
Three month's rent inclusive of VAT TZS (Rent payable per month x 3months)	1,460,160.00
Add: 3-month security deposit	1,460,160.00
Total amount payable before taking occupation	2,920,320.00

Note:

- (i) All cheques for Rent and Security Deposit should be drawn in the name of **Mwanza RockCity Company Limited** or in case it is more than 10 Million transfer to MRC account as detailed below:

Account Name : **Mwanza RockCity Company Limited.**

Bank Name : **CRDB Bank Plc**

Branch : **ROCK CITY**

Account Number : **0150335378100**

Swift Code : **CORUTZ**

9. Closing Date

This offer is only an invitation to treat subject to execution of a Lease Agreement and will remain open for acceptance by you within 14 days from the date thereof or such an extended period which the Landlord may deem fit to grant (hereinafter referred to as the closing date) it being understood that this offer shall determine on the closing date.

9.0 Conclusion

Please make the payments referred to in clauses 8.0 as a way of acceptance Of the offer and also sign the attached sheet to enable us prepare a Formal Lease Agreement.

Yours faithfully,


Annette Shoo,

COMPANY MANAGER, MRC.



DECLARATION OF ACCEPTANCE OF OFFER

I, Emile Raell

DECLARE that I have read and understood the contents of the offer and agree to the terms thereof.

SIGNED this 23 day of December 2025

Signature : [Signature]

Name : Emile Raell

Postal Address : Capri Point

Qualification/Designation : project development & commerce director

BEFORE ME:

BERTHA A. MWARIJA
P.O. BOX 105249
DAR ES SALAAM

