

The law of contract

LEASE AGREEMENT

This lease agreement made on the day of 15th September 2025

Between

PRANCE INTERNATIONAL TRADE CO. LIMITED
(LESSOR)

&

URHOME COMPANY LIMITED
(LESSEE)

TERMS: 24MONTHS

FROM: 15thSeptember2025 TO: 14th August 2027



LEASE AGREEMENT

This lease agreement made on the day of 15th August 2025

BETWEEN

LESSOR: PRANCE INTERNATIONAL TRADE CO. LIMITED

TIN NO: 132-056-617

ADDRESS: PLOT NO 578, BLOCK NO 15, SWAMSTREET KISUTU, ILALA CBD, DAR ES SALAAM

AND

LESSEE: URHOME COMPANY LIMITED

TIN NO: 132-209-898

ADDRESS: PLOT NO 371, INDIA STREET, KISUTUILALA CBD, DAR ES SALAAM, TANZANIA

WHEREAS IT IS AGREED AS FOLLOW:

1. The Lessor is the lawful owner of Plot No. 3, Block A, Zogowali, Kibaha District (hereinafter referred to as the "**Leased Property**"), and agrees to lease to the Lessee the said property, including the workshop and all machinery used for hardware production.
2. The Lessee has agreed to lease the demised premises, including the buildings together with the related machinery and equipment therein, upon the terms and conditions contained in this Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:-:

1.0 LEASE AGREEMENT PERIOD

Whereas the LESSOR is the exclusive and legal owner of the above Premises. The LESSOR shall rent to the LESSEE this Premises for a period of **24Months**, beginning **15th September 2025 and Expiring 14th August 2027**, unless otherwise designated pursuant to the terms contained in this Lease Agreement.

INTERNATIONAL
P.O. Box
DAR ES SALAAM
TANZANIA
JME COM
P.O. Box
DAR ES SALAAM
TANZANIA



2.0 USE OF BUILDING

The LESSOR agrees that the LESSEE may use the leased Premises for main factory (Hardware factory)
LESSEE shall use the demised premises for commercial/Industrial purpose only, as per his business license.

3.0 RENT

Payable terms: To pay the rent on the day and in the manner aforesaid without any delay or an agreed deduction whatsoever.

Monthly Rental: The TENANT shall pay to the LANDLORD a monthly rental of Tshs. 4,168.00 per square meter. Therefore, total monthly rent for the occupied area of 24,988.50 m² square meters shall be Tshs. 104,152,068.00.

LESSEE will be responsible for stamp duty and 10% Withholding Tax and give Withholding Tax Certificate to LESSOR within a month after the payments have been made. Such taxes are an integral part of the agreed total monthly rental amount.

LESSOR will be issued with an EFD receipt after the completion of this agreement.

4.0 RENEWAL

If at the expiration of this Lease Agreement Period, the LESSEE has not given notice of its intention to extend this Lease Agreement or any renewal thereof, this Lease Agreement shall be terminated on the date specified.

5.0 EARLY TERMINATION

If at any time during this Lease Agreement Period it becomes necessary for the LESSOR or the LESSEE to conclude its activities, reduce/change its programs, or change its intention, then either party may terminate this Lease Agreement by giving notice of 15 days before such termination. Upon expiration of the notice period, this Lease Agreement shall cease without prejudice to any existing claims. Once the premises and its good have been inspected, and costs of repair and maintenance due to negligence by the LESSEE shall be invoiced accordingly.

6.0 UTILITY CHARGES

Responsibility by the LESSEE for paying for the installation, repair, upgrade,



and or enhancement of electrical service, water service shall be predetermined and agreed in writing before either party engages such service. Upgrading or repair of electrical service, and water service should be paid by the owner unless it is from the result of destruction by the tenant. Furthermore, the owner should also pay ordinary repairs of different installations, which are the result of wear and tear. To pay electricity, water and waste during the period of tenancy at his own costs.

7.0 MAINTENANCE

The LESSEE shall maintain the Premises in a habitable manner and leave the Premises upon expiration or termination of this Lease Agreement Period in a condition comparable to that which existed when received by the LESSEE except for reasonable and ordinary wear and tear and/or except for damage caused by elements or circumstances over which the LESSEE had no control (e.g. force majored, earthquake, flood, fire, hurricane, war, terrorism, burglary, etc.).

Responsibility for damage to the building or property caused by negligence or misuse by the LESSEE shall be borne by the LESSEE. Responsibility for damage to the building or property caused by negligence or misuse by the LESSOR shall be borne by the LESSOR.

8.0 REPAIRS

The LESSOR shall keep the Premises in good and habitable repair, including the exterior and interior structures, utility services and fixtures, sanitation facilities, garden, courtyard, grounds, paths, parking areas, and related structures, if applicable.

9.0 SALE

In the event of the sale, transfer of title, creation of a mortgage or any other encumbrances affecting these Premises, the LESSOR guarantees that the Lease Agreement terms and conditions shall remain in full force without prejudice to any rights or remedies the LESSEE may have hereunder.

10.0 DISPUTE SETTLEMENT & GOVERNING LAW

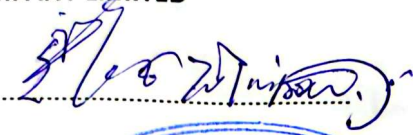
Any dispute, controversy, or claim arising out of or in relation to this Lease Agreement, or any breach, termination, or invalidity thereof, shall be settled through the Courts of Law in Tanzania. This Lease Agreement shall be construed in accordance with the existing laws of Tanzania.



11.0 SUPERSEDING EFFECT

This Lease Agreement supersedes all prior oral or written Agreements, if any, between the parties and constitutes the entire Lease Agreement between the LESSOR and the LESSEE. In the event of a conflict between translated version of this Lease Agreement in languages other than English, the English version shall take procedure.

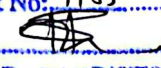
SIGNED and DELIVERED by the said
URHOME COMPANY LIMITED

Signature: 


Postal address: 

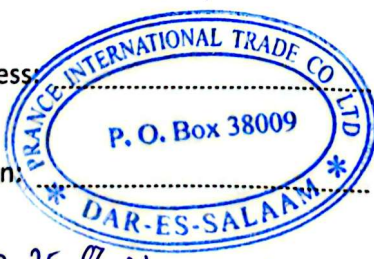
Qualification:

Date: 22.5.9.23

STAMP DUTY
Shs: 12,498,240/2 Collected:
Receipt No: 1155 Dated: 26/09/23
Sign: 
LARGE TAXPAYERS DEPARTMENT

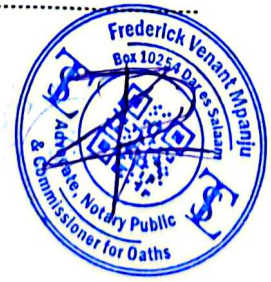
SIGNED and DELIVERED by the said
PRANCE INTERNATIONAL TRADE CO. LIMITED

Signature: 

Postal address: 

Qualification:

Date: 22.5.9.23



Government Payments

26/09/2025 09:14:08

| | |
|---------------------|--------------------------------------|
| Transaction Status: | On Progress (IB48187926092509) |
| From Account | 0150265312700 |
| Account Owner | URHOME COMPANY LIMITED |
| Owed Amount | 0.00 TZS |
| Amount to pay | 12,498,248.00 TZS |
| Company Category | GEPG PAYMENTS |
| Company Type | GEPG PAYMENTS |
| Transfer Date | 26/09/2025 |
| Phone Number | 0712123123 |
| ControlNumber | 998390502577 |
| Related Reference | 19984a83c132bbb2 |
| Created By | 916011 |
| | TRA-Commissioner for Large Taxpayers |
| | TAX REVENUE BILL |
| | 925269369520255 |
| | 998390502577 |
| Bills Details | 25-09-2035 10:13 |
| | 12,498,248.00 TZS |
| | On Progress |

