

LEASE AGREEMENT

This lease agreement is made on the 10th day of May 2025

BETWEEN

AMER MOHAMED MBARAK of P.O. Box 13656, Dar Es Salaam (hereinafter referred as the LESSOR) of one part.

AND

GARRIESONN KAMARA LIMITED of P.O. Box Dar es Salaam (Hereinafter referred as the LESSEE) of the other part.

1. WHEREAS:

- The lessor is the registered legal owner of ALL THAT PIECE Of land known as Plot No 57 Port Access Road Tabata-Dar es Salaam.
- a. There is erected on the said piece of land a ware house (hereinafter referred to as the demised premises) Containing by measurement 590 square meter with the usual conveniences connected there with,
- b. The lessor had entered into lease agreement with confirming party on for leasing demised premises with the confirming part.
- c. The lessor has agreed with the lessee to grant to the lessee over the demised premises for the balance term on the similar terms and condition as set out in the agreement date..... and eiterated herein below.

TO HOLD THE DEMISED PREMISES unto the Tenants for a term of Five (5) years commencing on 1st day of June 2025 and expire on 30th day of June 2030.

NOW THIS LEASE WITNESSETH as follows:


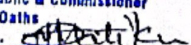
IT HEREBY DECLARED AS FOLLOWS:

The monthly rent in respect of the demised premised herein will be United States dollars **3,300.00 VAT Inclusive** (Three Thousand Three Hundred Only) per month, payable rent for SIX MOTNHS in Advance is **USD 19.800.00** (Nineteen Thousand Eight Hundred Only).


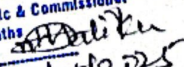
The rent will be negotiable every 12 months.

2. THE LESSEE HEREBY CONVENANT:

- a. To pay the rent at the times and in the manner aforesaid
- b. To keep the premises clean free of litter on any substances that may injure the *environment* and comply with the lessors directives with regards to cleanliness


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 14/05/2025

- c. Permit any caretaker employed by the lessor to enter the premises in the ordinary course of his duty and also to permit the lessor and its agents and other persons authorized by it or them or without workmen and others all necessary tools appliances and apparatus to without notice to enter upon the premises in case of fire detective lavatory fittings water pipes and electric services or for the additional improvement renewals or other things as maybe required of or to either the premises or any other part of the building or the electricity or the water supply or the drainage in or under any party of the building reasonable wear and tear excepted.
 - d. Not to do permit or suffer to be done upon or within the demised premises anything including emission of noise or bad smell which in the opinion of the lessor (which opinion shall be final and conclusive constitute a nuisance or disturbance to the lessors adjoining premises.
 - e. At the lessees own expense to install in the premises such additional firefighting equipment and appliances as shall require and approved by the government or municipal authority or the lessors opinion (which opinion final and conclusive)
 - f. Not to sublet the demised premises or any party thereof without the express consent of the lessor
 - g. At the expiration or sooner determination of the term hereby created to yield up the premises of the lessor with the fixture and the fittings there to in good and tenantable repair and condition.
 - h. To pay 10% withholding tax within a reasonable time.
3. The lessor to the intent the obligation here in after set out may continue throughout the continues of the term hereby covenants and agree with the lessee as follows;
 - a. To pay all existing taxes as per the laws instructed related to the business.
 - b. To employ and maintain such stuff as may be necessary to carry out the cleaning and maintenance of the common areas.
 4. The lessor further covenants and agrees with the lessee paying the rent hereby reserved and performing and observing the several covenants conditions restrictions stipulations and the provision here in contained or implied and on the party of the lessee to be performed and observed shall hereof be entitled peacefully to hold and enjoy the premises during the said term without any interruption from or by the lessor or any person rightfully claiming from or under it, subject however to *the* parties rights to terminates the lease set out herein.
5. PROVIDED ALWAYS AND IT IS HEREBY DECLARED as follows:
- a) Lessee shall be permitted at its own expense and cost upon any authorized disposition of the premises to affix a sign board showing the name and occupation of the lessee on the premises in such manner in case as shall be in conformity with the municipal by-laws and as to size type color and racing
6. The tenant shall have their own security during the period of the tenancy and it has been agreed by the landlord and tenant that the security company appointed by the tenant shall

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- strictly be for the goods of the tenant and shall not be responsible for any loss of the landlord
7. All notices required under this lease shall be in writing and shall in the case of notice to the lessee be sufficiently served within three months.
 8. The premises is fit for human habitation at the commencement of the tenancy and will be kept fit for human habitation during the lease period.
 9. This lease shall be governed by Tanzanian law in every particular including formation and interpretation. Any proceeding arising out of or in connection with this agreement may be brought in any court of competent jurisdiction in Tanzania.

IN WITNESS WHEREOF the parties to this agreement have here to set their hands on the dates set against their respective signatures:

AMER MOHAMED MBARAK (Lessor)

Signature: *[Handwritten Signature]*

Postal Address: 13656

This 05 day 12 2025

GARRIESONN KAMARA LIMITED (Lessee)

Signature: *[Handwritten Signature]*

Postal Address:

This 05 day 12 2025

**GARRIESONN KAMARA LIMITED
DAR-ES-SALAAM**

BEFORE ME:

NAMES: ADELINA CHINGIERE MASHAKA

SIGNATURE: *[Handwritten Signature]*

QUALIFICATION: COMMISSIONER FOR OATHS

DATE: 12/05/2025



Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Handwritten Signature]*
Date: 14/05/2025