

**SUB-LEASE AGREEMENT**

*(Made Under the Land Act, 1999)*

This Agreement is made this....09....day of September, 2024

BETWEEN

**SULTANATE ENERGY COMPANY LIMITED** of 1<sup>st</sup> Floor, Kimbiji, 369, Toure Drive, P.O Box 23197, Dar Es Salaam (hereinafter referred to as the **Sub-Lessor**) of the one part AND, **ROCKTECH ENGINEERING COMPANY LIMITED** whose address for services is Plot 31 Block No 2, Uhuru street, Dodoma Region. TIN 150-743-672 (hereinafter referred to as the **Sub-Lessee**) of the other part. We will be dealing with a transportation service business.

- A. WHEREAS** the Sub-Lessor has the lawful and registered interests in landed property situated at **Plot No.1 Block A at Kisasa West, Dodoma** (hereinafter referred to as the demised premises) and that the Sub-Lessor desires to sublease in the said Premises to the Sub-Lessee.
- B. WHEREAS** the Sub-Lessee has presented himself to the Sub-Lessor as having the capacity, desire, and intention and is willing to lease the said Premises at an agreed consideration and upon the terms and conditions hereinafter set forth:

**NOW THEREFORE THIS AGREEMENT WITNESSETH** as follows: -

1. The Sub-Lessor agrees to let offices space to the Sub-Lessee for Transportation service business at the demised premises.
2. The Sub-Lessee may decorate the offices space at its own costs on the condition that upon termination of the lease, the Sub-Lessee shall remove all decoration and restore the offices space to its original condition.
3. That, Sub Lease, shall be for a periodic tenancy of One Calendar year from **10<sup>th</sup> September 2024 up to 9<sup>th</sup> September 2025**. The agreement is renewable.
4. The Sub-Lessor agrees to accept consideration of Tanzanian Shillings Four Hundred and Fifty Thousand (TZS450,000/=) per month payable Six (6) months in advance for the both spaces at upstairs floor and ground floor respectively.
5. That the Sub-Lease and consideration stipulated above are specified in respect of the Transportation services only.
6. The Sub-Lessor further agrees to permit the Sub-Lessee to peacefully and quietly possess and enjoy the demised premises during the duration of the lease.

7. The Sub-Lessee will during the continuance of the said tenancy keep the demised premises in good and tenable repair and will permit the Sub-Lessor and his agents with or without workmen or others at all reasonable times to enter the demised premises and inspect the condition thereof.
8. The Sub-Lessee shall not erect any permanent structure without the consent of the Sub-Lessor in writing.
9. Notwithstanding para 2 above, the Sub-Lessee shall not use the premises in a manner leading to public nuisance and/or contrary to the Laws of the Land.
10. The Sub-Lessee will on the determination/expiration of this lease deliver possession of the demised premises to the Sub-Lessor in a good tenable condition.
11. The Sub-Lessee will apply and fix a separate electricity meter for the operation of the business at Sub-Lessee's own cost.
12. It is hereby agreed that in respect of the demised premises the parties hereto shall respectively have all the rights and be subject to all the liabilities of a Sub-Lessor and a Sub-Lessee as provided by the law governing the relationship of Landlord and Tenant in Tanzania.
13. Each party reserves the right to terminate this Agreement upon issuance of a 1-month notice in writing, before the end of the year of the Lease.
14. Any ancillary equipment and tools which may be required for the Sub-Lessee's business shall be purchased and fixed by the Sub-lessee and at the Sub-lessee's cost.
15. The Sub-Lessee shall be responsible for any damage that might occur during the operations of his business
16. The Sub-Lessee shall have the right to display and exhibit upon and about the Premises such advertisements, advertising material, and advertising signs relating to the Sub-Lessee's services only.
17. The Sub-Lessee is to fully comply with Sub-Lessor's HSSE standards, cleaning, and site standards.
18. Any dispute which may arise between the Parties hereto touching on the construction or performance of this Agreement shall be resolved by negotiation between the Parties. The Parties shall use their reasonable efforts to resolving the dispute amicably. The negotiations shall commence not later than seven (7) days after service by the aggrieved party of a written notice on the other party calling for negotiations on the dispute.  
Should the Parties fail to reach an amicable settlement of the dispute after 30 days from the date of commencement of the negotiations, either party shall be at liberty to refer the dispute to the Court of competent jurisdiction in Tanzania.





19. Each party shall pay its own cost in connection with the preparation and completion of this Agreement and the Lessee shall pay all costs relating to the registration of this Agreement, if applicable.
20. Both the SUB-LESSOR and the SUB-LESSEE and their respective employees directly involved in the execution of this Agreement are duly bound to fulfill their obligations in good faith and strictly upon a proper business course of conduct.

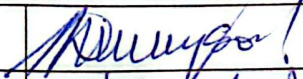
Agreed and signed this 09 day of, September 2024 at DARES SALAM

For and on behalf of

**SULTANATE ENERGY COMPANY LIMITED**

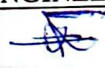
Signature		
Name	Mohamed Al Jerjan	
Designation		

**WITNESSED BY:**



Signature	
Name	Mbeki L. Milya
Designation	SENIOR MANAGER

For and on behalf of

**ROCKTECH ENGINEERING COMPANY LIMITED**

Signature	
Name	FORTUNE TUS SALIMU
Designation	DIRECTOR

**WITNESSED BY:**

Signature		
Name	SAMUEL MPALIGWA	
Designation	Secretary	