

## LEASE AGREEMENT

This office service agreement(Agreement) is entered into this \_\_\_ day of \_\_\_\_\_ 2025

### BETWEEN

**SALIMA KASSIM** of P.O Box 6704 Dar es Salaam [Here in after called the **OWNER**], of one part

### AND

**AFRO CROWNS & PACKAGING LIMITED** of P.O Box 77314, Dar es Salaam [herein after called the **CLIENT**] of the other hand.

**WHEREAS**, the **OWNER** is hereby grants to the **CLIENT** a license to use the facilities and services in the Plot/ building located at a **Plot No. P 24798 Kisarawe II Area Kigamboni Municipality Dar es salaam** [herein after referred to as the **PREMISES**], as designated by the owner from time to time in consideration of and upon and subject to terms and conditions of this agreement.

### NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. By this agreement the **OWNER** grants the **CLIENT** and the **CLIENT** accepts the said **PREMISES** as of **1<sup>st</sup> April 2025** and ending on the **30<sup>th</sup> April 2028**.
2. **OWNER** covenants that **CLIENT** on payment of all the above rent and performing all the covenants shall and may peacefully and quietly have, hold and enjoy the said demised **PREMISES** for the term aforesaid
3. The **CLIENT** in consideration of this agreement binds himself to pay the rent prior to occupying the premises at the rate of **2,500 USD** for rent per month
4. This agreement shall be governing by construed and enforced in accordance with the laws of the united republic of Tanzania, and shall be subject to the tenancy, building and environmental regulatory regimes in place in Tanzania from time to time, and if required, the parties shall renegotiate the agreement terms to ensure that they comply with the regulatory regime in place from time to time.
5. Any amendments to this agreement shall be made in writing and executed by both parties to this agreement.

EXECUTED IN DUPLICATE,

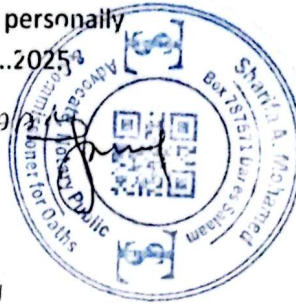
AS WITNESS the hand and seals of the parties hereto the day and the year first above written

Name: SALIMA KASSIM  
Address: P.O. Box 6704 DAR ES SALAAM  
Qualification: **OWNER**

  
**OWNER**

**SIGNED and DELIVERED**

By the said..... who is known to me personally  
In my presence this ..... day of ..... 2025  
Name: SHARIFA A. MOHAMMED  
Address: 20066 DAR ES SALAAM  
Qualification: ADVOCATE



**SIGNED and DELIVER**

Name: SALIM SAMSUDIN RAJWANI  
Address: P.O. Box 77314 DAR ES SALAAM  
Qualification: **DIRECTOR**

By the said..... Who is known to me personally  
In my presence this..... day of .....  
Name: SHARIFA A. MOHAMMED  
Address: 20066 DAR ES SALAAM  
Qualification: ADVOCATE

