

TENANCE AGREEMENT

LAND LORD: OSMAN HARUN JUSABANI

TIN 103-412 -560 P.O. Box 38086 Dar Es Salaam

TENANT: KIFARU PAPER CONVERTERS LIMITED

TIN 173-922 -507 P.O. Box 20424 Ilala Municipal Council, Dar es Salaam,
Tanzania

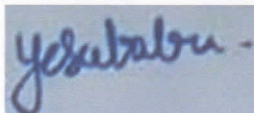
PREMISES: Plot No. 90 and 92 Block 2 Buyuni Ilala Municipal Council, Dar es Salaam,
Tanzania

TERM: The tenancy shall be for a period of three years from the date of commencing
of this contract that's from 1st April 2025 to 31st March, 2028, the contract may
be renewed upon mutual agreement and revised rent.

RENT: Tshs. 4,500,000 per month exclusive Withholding Tax. or any other tax.
Tenants must give copies of withholding tax paid. The rent shall be payable in
advance of 3 months. The monthly charges for Electrically, Water, Security and
Garbage collection shall be Borne by the tenant and payable on monthly basis
upon usage to the Service provider directly,

DEPOSIT: The tenant shall, on signing this agreement, pay a deposit of Tshs.5 million
only. The landlord shall be entitled, from this deposit to offset any damages to
the property, furniture etc. and any other un fulfilled obligation of the tenant
under this agreement. Any shortfall in deposit due to increase on rent shall be
replenished by the tenant before commencing of the new term of contract
Within 30 days after the expiry of the tenancy after handing over vacant
possession of the premises,

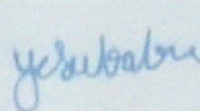
In the condition as that of entry any balance of this deposit shall be **refunded**
to the tenant. The deposit shall not be **considered as the rent for months of**
the tenancy



OTHER TERMS & CONDITIONS

1. The tenant shall not, Without the consent in writing of the landlord assign or sublet the premises or any part thereof. **(Sublet not allowed)**
2. The tenant shall, on expiry of this lease give vacant possession after repainting the premises with at least two coats of first quality silk vinyl paint and repairing damages to any part thereof, thereby putting the premises in the same standard as it was at the commencement of this tenancy, all such repainting and repairs shall be done at the tenant's expenses **before the expiry of the lease**. In case of non-compliance or partial compliance or poor workmanship of poor materials used. Landlord may rectify the situation at the expenses of the tenant. This will be adjusted from the deposit money and balance if any on presentation of invoice.
3. The tenant shall not make any alteration or put in any fixture without the written authority of the landlord, any alteration made or fixtures put shall become the property of the landlord and the tenant shall not claim for any installation charges or cost of fixtures or alterations.
4. The tenant shall pay electricity and water bills promptly and he shall on demand produce to the landlord proof of payment.
5. The tenant shall not store or bring upon the premises articles of a combustible or inflammable nature of dangerous nature. Nothing to be stored nor any repair work to be carried at external area of the building.
6. The tenant shall not do or permit or suffer to be done upon the premises anything which in the opinion of the landlord may become a nuisance to or in any way interfere with the quiet use or comfort of other occupants or neighbors in the surrounding area.
7. The landlord retains the right to enter the premises to carry out inspection but will first obtain the permission of the tenant to enter and such permission shall not be unreasonably withheld to enter and tenant will also during the last two months of the tenancy permit any person or persons accompanied by the landlord to enter and inspect the premises at reasonable time by arrangements


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/05/2025





8. If rent shall at any time not paid as agreed in contract the landlord shall be entitled to lock up the rented premises until such time as all arrears are paid. Such right shall be exercised without the need for any order from a court or the rent tribunal and the landlord shall not be liable for any loss/damage incurred by the tenant as a result of such locking up. If the rent is not paid up in full even after locking up of the premises the landlord may exercise his right to terminate the tenancy and assume possession of the premises and whatever action they deem fit to recover arrears of rent.


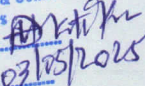
9. the tenant shall indemnify the landlord against all damage, loss or injuries occasioned to the said premises or any other part of the building or to any adjoining or neighboring premises or to any other person or person caused by any act default negligence or omission other tenant, its servants, agents, licensees of invitees,

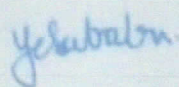
10. The tenant shall pay all costs, charges and expenses (including Advocate's costs and Surveyor's fees) reasonable incurred by the landlord for the purpose of or requiring the tenant to remedy a breach of any of the covenants herein contain or incidental to the preparation of a schedule or dilapidation at the determination of the term hereby granted.

11. The landlord shall not be liable for any loss or injury to the tenant, or the servants, licensees or invitees of the tenant caused by:

- I. Any effect of deficiencies in electricity fitting or plumbing.
- II. Any lack or shortage of electricity, water.
- III. The overflow of water to or into the premises from other parts of the building which are in occupation or control of the landlord.
- IV. Any burglary or theft.
- V. To replace damaged fittings/parts at own cost.

12. The tenant shall be responsible for all repairs, replacement and routine maintenance of the premises, and surrounding areas arising from his occupation and use of the premises. The minor repairs referred is repair of lights, air conditioning, water pump, windows, locks, floor, electrical and plumbing fittings and sanitary which are damaged during the use by the tenant. Also, the tenant shall ensure that all the external areas of the property are kept neat and tidy.


Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 03/05/2025





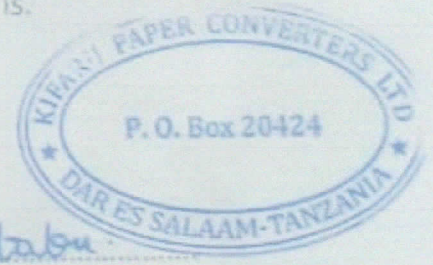
13. The Tenant may insure, or self-insure, the premises against all risks of fire, explosion, and flood. Additionally, the Tenants may insure against theft and burglary/robbery. All damages, expenses caused by burglary during this agreement will be borne by the tenant.

14. And notice served under or in respect of this agreement may be served by posting by registered post in the case of the landlord to its last known postal address in Tanzania or in the case of the tenant by delivering it to the tenant at the said premise, or by registered post at its last known postal address in Tanzania.

15. Either Landlord or the Tenant shall be at liberty to terminate this Tenancy lease agreement before the expiration of the said term, by giving to the other party one (6) six calendar months' notice. Renewal of the lease agreement will be subject to the discretion of the Landlord on terms and conditions which will then be negotiated.

16. The effective date of commencement of this tenancy is.

1st April 2025 To 31st March 2026



[Handwritten signature]

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Osman H Jusabani
(LANDLORD)

Kifaru Paper Converters Limited.
(TENANT)

Date & Place *DSM 21/03/2025*

YESU BABU TALLURI.
DSM. 22/03/2025.

BEFORE ME

22/03/2025



Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: *[Signature]*
Date: *03/05/2025*