

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on 27 day of March **2025**.

BETWEEN

BLUEBIRD CONSULTANCY COMPANY LIMITED of P.O. Box 34359 Dar es Salaam (hereinafter referred to as "THE LESSOR") of one part

AND

TAN TRUCKING COMPANY LIMITED a limited liability Company incorporated under the laws of the United Republic of Tanzania of P.O. Box 16327 Dar es Salaam (hereinafter referred to as "THE LESSEE") of the other part.

WHEREAS the Lessor is the lawful occupier of a landed property located at **Dar Es Salaam, District Kinondoni, Ward Mikocheni, Street Warioba, Road Mwai Kibaki, Plot number 7, Block Number B, House number 21** (Herein referred to as "the demised premise").

AND WHEREAS the Lessee intends to lease the demised premise for the period of **3years** and the Lessor has agreed to lease the same to the Lessee.

NOW THIS DEED WITNESSED as follows:-

1. The Lessor shall grant the Lessee and the Lessee shall accept a Lease of the said premises for a term of **Three [3] years** commencing with effect from **27 March 2025 to 26 March 2028**
2. The Lessee, in consideration of this Lease agreement binds them to pay annual rent to the Lessor prior to occupying the premises and the subsequent annual rents to be paid before end of the previous year for which rent has been paid.

3. The rent payable under paragraph 2 above shall be as specified below:
 - A. the Lessee will pay **500 USD** per month from the period of **36 months** be paid on an annual basis
 - B. The Lessee will pay the rent in advance for a period of one year, each year, payable before the **27st March** of the year of lease. Thus, the rent payable will amount to a sum of us **500USD** on an annual basis.
4. The lease can be terminated before the expiry of the fixed period stated above by the lessee giving a three [3]calendar months' notice in writing or by paying three months' rent in lieu of such notice.
5. Should the lessee desire to renew the lease of the premises for a further term, then they shall give a three months written notice before the expiry of the contract and the rent is to be agreed upon between the parties.
6. No alteration of rent shall be affected by either party upon signing of this agreement except with prior consent of the other party
7. The leased property is reserved only for official purposes.
8. Any NOTICE from either party under this Lease Agreement shall be in writing and shall be sufficiently timely served to the other party either by hand delivery or by registered post to the aforesaid addresses.
9. The lease shall if not renewed by the parties, automatically be terminated after the expiry of the five years fixed period stated herein above.

B. HEREWITH THE LESSEE AGREES AS FOLLOWS WITH:

10. To pay the rent on time and the manner aforesaid.
11. To all-time keep the interior of the demised premises in good order and condition.
To keep at all time and trough utilization appliances and fixtures, including doors and windows in good order.

12. To permit the Lessor and his agent, surveyors and other persons authorized by the Lessor, at all times during day times by prior appointment, to enter upon the demised for the purpose of viewing and executing and repair necessary under the covenant, and also for the purposes of taking inventories of the fixtures thereon, and in case of emergencies.
13. Not to do or allow to be done on the demised premises any act of thing which may be illegal or cause damages, annoyance, and/or injury to the neighbors, Lessor, public, /or other visitors.
14. To not to assign, sublet, misuse, or otherwise part with the possession of the demised premises or any part thereof without the prior consent of the lessor.
15. To not carry on any offensive trade on the demised premises.
16. To clean and keep the surrounding of the demised premises clean in line with the city commission regulation and general hygienic standard.
17. At the end of the lease or sooner upon termination of the lease to hand over the demised premises to the Lessor complete with all locks, keys and fasteners in good condition reasonable wear and tears exempted.
18. To pay for all utility charges [including electricity, water] and garbage disposal during the period of tenancy.
19. At all times to keep the demised premises including electrical appliances, fittings, fixtures, doors, windows, electrical wires, walls, and all the conveniences belonging hereto in good working condition through the said term, and to replace any of the above-mentioned items should they become beyond repair due to negligence/carelessness of the Lessee [reasonable wear and tear exempted]
20. To make good any stopped or damaged to the drains which shall be caused by negligence of the Lessee or Lessees visitors, unless the Lessee shall prove the

contrary to the satisfaction of the Lessor thus the cost of making the same shall fall on the Lessor.

21. To keep and maintain the land surrounding the said premises in clean and orderly condition.

C. HERewith THE LESSOR AGREES AS FOLLOWS:

22. To be responsible for paying all bills, costs, expenses, and charges related to the property. This includes things like utility bills, service fees, maintenance costs, and any other outstanding payments.

23. To keep the exterior and the main structure of the demised premises in good repair and on receipt of notice from the lessee named any result.

24. To make repair [including structural] to appliances and fixtures. Electrical wiring, drains, septic tanks and water supply pipes and tanks. Including doors and windows. If these break down-except where such breakdown is due to default and/or negligence of the Lessee.

25. To pay all land rents and taxes in respect of the demise's premises.

26. The Lessee shall be allowed quiet enjoyment of the demised premises, provided that the lessee complies with its obligation as set out in this Agreement.

IN WITNESS WHEREOF the parties to these presents have executed this Agreement on the 27 Day of March 2025.

For and behalf of the said

SIGNED AND DELIVERED BY:

NAME: **BLUEBIRD CONSULTANCY COMPANY LIMITED**

SIGNATURE: 

DATE: 27/03/2025

PHONE NUMBER: 0740001239

QUALIFICATION: **OWNER**



For and on behalf of the said

TAN TRUCKING COMPANY LIMITED

SIGNED AND DELIVERED BY:

NAME: **SHENGZHOU JIANG**

SIGNATURE: 

DATE: 27/03/2025

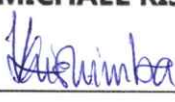
PHONE NUMBER: 0765808888



QUALIFICATION: **REPRESENTATIVE FOR TAN TRUCKING COMPANY LTD**

BEFORE ME:

NAME: **LYDIA MICHAEL KISHIMBA**

SIGNATURE: 

ADDRESS: **P.O. BOX 16327, DAR ES SALAAM**

QUALIFICATION: **COMMISSIONER FOR OATHS**

