

DATED THIS 12th DAY OF JULY , 2025

**PLOT NO 234/2/237/2, MIVINJENI AREA AT KURASINI AREA near
IMMIGRATION HQ** Hereinafter referred to as the "Property")

LEASE AGREEMENT

BETWEEN

SAL INTERNATIONAL LIMITED
(LESSOR)

AND

KILIMANJARO ICD COMPANY LIMITED

(LESSEE)

LEASE AGREEMENT

This agreement is made this ^{12th} day of July.....2025

BETWEEN

SAL INTERNATIONAL LIMITED a registered company in Tanzania of P. O. BoxDAR ES SALAAM (hereinafter called "the Lessor" which expression shall where the context so admits include its successors and assigns) of the one part.

AND

KILIMANJARO ICD COMPANY LIMITED Tanzanian Limited liability company with incorporation No. 183340204 of P. O. Box, Dar es Salaam, **Dar es Salaam City**, (hereinafter referred to as the "Lessee" which expression shall, unless it is repugnant to the context or meaning thereof be deemed to mean and include his successors in title and/or assignees) on the other part.

WHEREAS:

A. (i) The lessor is a registered company and owner of ALL THAT piece of land situated at **PLOT NO 234/2/237/2, MIVINJENI AREA AT KURASINI AREA near IMMIGRATION HQ** (hereinafter referred to as "the demised premises").

(ii) The lessor is desirous to lease the premises to the lessee for the erection and occupation of designated area by the said lessee on terms and conditions hereinafter mentioned and the lessee is desirous of taking the said Plot.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. That the lessor hereby demises unto the Tenant the landed property, on **PLOT NO 234/2/237/2, MIVINJENI AREA AT KURASINI AREA near IMMIGRATION HQ** ("the Demised premises"). For a period of (1) year ("the lease") commencing on 1st Day of July 2025 and ending on 1st day of July 2026

2. That this agreement shall be for long term lease and shall be registered to the lease hold on the prescribed plot to the lessee's name.
3. The rent payable by the lessee to the lessor shall be TZS 5,000,000/= (Tanzanian shilling five million), being the monthly Rent.
4. The rent must be paid on the date this Agreement is signed, and the lessee is obliged to pay the agreed fees.
5. The lessee shall use the rented premises according to any uses or purposes as prescribed by the law.
6. The Lessee shall have the right to obtain a building permit or change of use from authorities without the prior consent of the Lessor.
7. That the lessee shall have the right to peacefully hold and enjoy the demised premises during the lease period without any interruption by the lessor or any person rightly claiming under or in trust for him.
8. That any future compensation that will be paid concerning this piece of property the LESSOR will have full access/claim to the said amount and excludes the lessor or any of his immediate family, his agents, employees, domestic help and guests.
9. That, electricity bills and other utilities like sewerage and water from the main supplier in respect of the demised property shall be borne by the lessee.
10. That both the lessor and lessee agree that this contract shall not be terminated by either party in the event of a breach of any terms.
11. That the lessee shall always keep the demised premises in good condition and cleanliness shall be observed in the area surrounding areas of the premises.

12. That in case the lessee has been prevented from operation due to any lessor's fault in connection to the validity of the ownership or use of the demised premises; the lessor shall have the responsibility to bear all the costs thereof.
13. The lessee shall take all steps reasonably possible to comply with any rules or conditions made precedent by the relevant local or municipal or other authority of the government.
14. The Parties hereto will not be liable for non-fulfilment of their respective obligations hereunder, if such non-fulfilment is due to an external, extraordinary and unforeseeable event such as strikes, riots, war, invasion, fire, explosion, floods, acts of government agencies or instrumentalities, breakdown of machinery and other contingencies beyond the control of the Party primarily affected.
15. If any term of this Agreement is found to be illegal, invalid or unenforceable under any applicable law, such term shall, in so far as it is, be severable from the remaining terms, be deemed omitted from this Agreement and shall in no way affect the legality, validity or enforceability of the remaining terms.
16. This Lease Contract represents the entire agreement between the LESSOR and the LESSEE and supersedes all prior negotiations, representations or agreements, either oral or written. This Contract may be amended only by written instrument signed and agreed by both parties.

IN WITNESS WHEREOF both parties have dully executed this agreement in the manner and on the day of the year herein as it appear hereunder.

**SEALED with the Common Seal of the said
SAL INTERNATIONAL LIMITED LIMITED
and DELIVERED in the presence of
Us on^{12th}..... day of^{July}..... 2025**

FULL NAME: Anilla Raymas Kyara
SIGNATURE: Raymas
POSTAL ADDRESS:
QUALIFICATION: COO

FULL NAME:
SIGNATURE:
POSTAL ADDRESS:
QUALIFICATION:.....

WITNESSED BY: -
NAME: OTHMAN OMARY OTHMAN
SIGNATURE: [Signature]
ADDRESS: P. O. BOX 25287 DSM
QUALIFICATION: ADVOCATE



SEALED with the Common Seal of the said
KILIMANJARO ICD COMPANY LIMITED
and DELIVERED in the presence of
Us on 12th day of July 2025

FULL NAME: SWALAH SAID MOHAMED
SIGNATURE: [Signature]
POSTAL ADDRESS:
QUALIFICATION: CEO

FULL NAME:
SIGNATURE:
POSTAL ADDRESS:
QUALIFICATION:

WITNESSED BY: -
NAME: OTHMAN OMARY OTHMAN
SIGNATURE: [Signature]
ADDRESS: P. O. BOX 25287 DSM
QUALIFICATION: ADVOCATE

