

LEASE AGREEMENT

This agreement is made this 01 day of 03 2025

Between

TANZANIA TOBACCO PROCESSORS LIMITED of P. O. Box 665 Morogoro (herein referred to as the Landlord, which expression shall, where the context so require, include his successors in title, agents and assigns) on one hand and

SERENGETI CIGARETTE COMPANY LIMITED of P.O. Box 40425 Dare es salaam (herein referred to as the Tenant, which expression shall, where the context so require, include his successors in title and agents) on the other hand

WHEREAS the Landlord lease to the Tenant for industrial manufacturing in the area described as Plot No. 1056, Block BB, Kiwanja cha Ndege, Morogoro Municipality in Morogoro (herein referred to as "the leased premises") and is desirous to lease on conditions and subject to the terms as prescribed herein below;

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows: -

1. THAT the Landlord shall lease and the Tenant shall take on lease the leased premises for a term of twenty (20) calendar years effective from the 01st March, 2025 to 01st March, 2045.
2. THAT the Tenant shall pay to the Landlord Tanzania Shillings 1,000,000/= (One Million Only) per month totaling 12,000,000/= per annum (Twelve Million only) which shall be paid every year on the start of the lease period and the first year rent shall be paid upon signing of this agreement.
3. THAT the Tenant shall use the leased premises for industrial manufacturing only and during the currency of the tenancy, the tenant shall be solely responsible for all public utility bills such as water and electricity in accordance with the use.
4. THAT the Landlord hereby covenants to allow the Tenant throughout the tenancy created herein a quiet and peaceful enjoyment of the leased premises.
5. THAT the Tenant undertakes that at all times, shall keep the Demised Premises and appurtenances thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes and sanitary and water apparatus therein in good repair and condition throughout the term of this Lease and to replace from time to time all Landlord's fixtures, fittings and appurtances in the demised premises which may be or become replaceable at any time during or at the expiration or sooner upon determination of this lease.
6. THAT the tenant will not affect any structural changes to the leased premises without a written consent of the landlord of which will never be unreasonably withheld.

7. THAT the Tenant shall not sub-lease or otherwise assign or transfer the leased premises to any other person without a written consent of the landlord.
8. THAT this tenancy maybe terminated at the instance of either party upon serving a 30 days' notice in writing expressing his intention to terminate the lease.
9. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one month notice expressing his desire to renew the tenancy.
10. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.

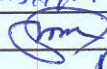
IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder

SIGNED by AHMED MANSOOR HUWEL
 in his capacity as Director
 for and on behalf of the said
TANZANIA TOBACCO PROCESSORS LIMITED
 in my presence this 01 day of 03, 2025



TENANT

Before me:

Name : IBRAHIM SHINENI
 Signature : 
 Qualification : Advocate

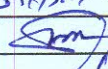


SIGNED by YUSRA MAREI HUWEL
 in her capacity as Director
 for and on behalf of the said
SERENGETI CIGARETTE COMPANY LIMITED
 in my presence this 01 day of 03, 2021

YUSRA

TENANT

Before me:

Name : IBRAHIM SHINENI
 Signature : 
 Qualification : Advocate

