

LEASE AGREEMENT

This Lease Agreement is made this 12 day of 06 2025

BETWEEN

GSM TANZANIA LIMITED of Dar es Salaam (herein referred to as the **Landlord**, which expression shall, where the context so requires, include his successors in title, agents, and assigns) on one hand.

AND

ULTRA HAULAGE LIMITED of P. O. Box 6244, Dar es salaam (herein referred to as the "**Tenant**") which expression shall, where the context so requires, include his successors in title and agents) on the other hand.

WHEREAS the Landlord lease of the Tenant for office use the area described on plot No.4, Block 68 Lumumba Udowe street, Dar es salaam (herein referred to as "the leased Premises") and is desirous to lease and the tenant is agreeable to take the same on 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 one calendar year effective from the 12th of June 2025 to 13th of June 2026.
2. THAT the Tenant shall pay to the Landlord Tanzanian Shillings Tshs.500,000/= per month totaling Tshs.6,000,000/= per annum which shall be paid upon signing of this agreement.
3. That the Tenant shall use the leased premises for agreed purposes 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 all times, shall keep the Demised Premises thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes.
6. THAT the Tenant hereby agrees to permit the Landlord or his agent at all reasonable times during daytime to enter upon the leased premises and execute inspection and any repairs as may be necessary
7. 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.
8. 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.
9. 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.


18/6/2025

OFFICE: ...
P O BOX 2019, ...
TEL 25578370902
TANZANIA

TIN: 124205956
VRR: 400372661
SERIAL NUMBER: 0011000474
CUSTOMER NAME: ...
CUSTOMER ID TYPE: NIL
CUSTOMER MOBILE: ...

RECEIPT NUMBER: ...
DATE: ...

Legal Service 18,000.00
TOTAL EXCLUSIVE OF TAX 18,000.00
TAX @ 18% 3,240.00
TOTAL TAX 3,240.00
TOTAL INCLUSIVE OF TAX 21,240.00

CASH 21,240.00
RECEIVED BY: ...