

**LEASE AGREEMENT – GODOWN PLOT NO. TMK/KGN/TNG 24/2A
KIGAMBONI, DAR ES SALAAM, RESIDENTIAL LICENCE NO. TMK 016633**

THIS LEASE AGREEMENT is made this **23rd** day of **July, 2025**

BETWEEN

MR. AZIZ ISMAIL HASHIM and **MS. FATUMA JUMA MZEE**, natural persons, husband and wife of Tel. no. 0715-281610 Dar Es Salaam (hereinafter called “**the Lessors**” which expression shall where the context so admits include their assignees and successors in title) of the one part.

AND

LIMA GROUP LOGISTICS LIMITED a limited liability company incorporated under Chapter 212 of the laws of Tanzania of Tel. No. 0760-425000 Dar Es Salaam, Certificate of Incorporation **No. 181844647** (hereinafter referred to as “**the Lessee**” which expression shall where the context so admits include her assignees and successors in title) of the other part;

WITNESSETH as follows:-

1. **IN CONSIDERATION** of the rent hereinafter provided and the Lessee's covenants hereinafter contained or implied and to be performed and observed by the Lessee, the Lessors **DOTH HEREBY DEMISE** unto the Lessee commercial premises to be used as a garage situated at Plot No. **TMK/KGN/TNG 24/2A**, Kigamboni area Dar Es Salaam (hereinafter called “**the demised premises**”) for the period of **five (5) years** commencing on **1st** day of **August, 2025 to 31st July, 2030** at a monthly rental of **Tanzanian Shillings One Million Four Hundred Thousand (Tshs. 1,400,000/=)** to be payable a year in advance of twelve months.
2. That the rent paid will be reviewed every two years.
3. The Lessee shall use the demised premises for garage activities only and will use the shed (banda) for office use.
4. That on the date of execution of this lease agreement the Lessors acknowledge receipt of **Tshs. 16,800,000/=** being rent for the first year i.e. from **1st August, 2025 to 31st July, 2026**. Rent for the remaining period shall be paid every **1st** day of **August** until determination of this lease agreement. This means:-
 - Rent for the second year **Tshs. 16,800,000/=** will be paid on or before **1st day of August, 2026**; third year **Tshs. 16,800,000/=** will be paid on or before **1st day of August, 2027 (unless the rent is reviewed)**; forth year **Tshs. 16,800,000/=** will be paid on or before **1st day of August, 2028 (unless the rent is reviewed)** and fifth year **Tshs. 16,800,000/=** will be paid on or before **1st day of August, 2029**.

AH

L. K. Hashmi

mo abdi



FJuma

- That all payments shall be made through the Lessors Account **No. 27846350201** – International Commercial Bank.

5. The Lessee **HEREBY COVENANTS** with the Lessors as follows:

- To keep the interior of the demised premises including all doors, windows, glass, locks and fasteners walls, electric wiring and fittings therein, and other fittings in as good and tenable repair and condition as the same now are. No fixture shall be removed or dismantled at the end of the lease agreement.
- To pay all charges for electricity, water and other services/utilities used or consumed every month and bring copies of all paid bills to the Lessor.
- To keep the said premises in good and tenable repair and condition internally and also to keep the internal portions of the drains and additions thereto in the like tenable repair and condition throughout the said term and without any alterations except such as shall be sanctioned in writing by the Lessors.
- To permit the Lessors and their agent at all reasonable times with or without workmen to enter upon the demised premises to view the condition thereof and if the same is found to be defective or out of repair to leave or give a written notice of such defects for the Lessee to make good same in a proper manner and to the satisfaction of the Lessors within the space of **one month** after such one calendar month as aforesaid proceed diligently with the execution of such repairs, the Lessors shall be at liberty to enter into and upon the said premises and execute such repairs and the cost thereof shall be debt due from the Lessee to the Lessors and be forthwith recoverable through negotiation or legal action.
- The security and all necessary insurances shall be the responsibility of the Lessee.
- Not to make any alterations in or additions to the demised premises without the consent in writing of the Lessors is first had and obtained.
- Not to cause or damage any of the walls of the demised premises or suffer or permit the same to be done.
- Not to assign, sublet or part with the possession of the demised premises or any part thereof without the consent in writing of the Lessors is first had and obtained, such consent not to be unreasonably withheld **PROVIDED ALWAYS** that the occupation of the demised premises or any part thereof by any person in the service or employment of the Lessee shall not constitute an assignment, a sub-lease or parting with possession of the demised premises or any part thereof.

F. Juma

A. J.

L. K. Hashi

MOABALI



- i) To peacefully yield up to Lessors at the end or other sooner determination of the term hereby created the demised premises well and sufficiently repaired and maintained as stipulated aforesaid in accordance with covenants and conditions hereinbefore contained.

6. **AND THE LESSORS HEREBY COVENANTS** with the Lessee as follows:

- a. The Lessee observing the foregoing covenants hereinbefore reserved and performing and observing the several covenants and stipulation herein on her part contained shall peacefully hold and enjoy the demised premises during the term hereby created without unlawful intervention by the Lessors or any person rightfully claiming under him.
- b. To pay and discharge all land rent, property tax, service charges and other statutory outgoing levied on the said property except garbage collection charges shall be paid by the Lessee.
- c. During the continuance of the said term to keep the exterior portions of the demised premises in good and tenantable repair and condition and remedy any major or structural fault or faults of construction affecting the convenient and proper use of occupation both internally and externally provided that such faults are not attributable to gross negligence on the part of the Lessee, her agents or employees.

7. The Lessor and the Lessee **HEREBY AGREE AND DECLARE THAT:**

- a) If and whenever the covenants hereby reserved are not adhered to or if and whenever the Lessee shall not in all things well and truly observe perform fulfill and heed all and singular the covenants by the Lessee herein contained, then the Lessors in such case can lawfully re-enter upon the demised premises or any part thereof in the name of the whole and the same have again, re-possess and enjoy it as in its former state notwithstanding and without prejudice to any right of action or remedy of the Lessors in respect of any antecedent breach of any of the covenants, conditions, stipulations and provisions hereinbefore contained or implied and on the part of the Lessee to be performed and observed.
- b) This Lease agreement may be terminated by either party giving **three months (3)** notice in writing explaining the reason for such termination. If the agreement is terminated before end of year the Lessors will refund the rent paid in advance.
- c) This lease may be renewed at the cost of the Lessee after the expiration of the term hereby granted by giving a **two month's (2) notice** in writing before the expiry of the lease term on the terms and conditions to be agreed to by the parties to commence from the expiration of the term hereby granted.

F. Juma

Abd

L. K. Hash

Mo Abdi

8. In the event that the Lessee fails to pay the rent as stipulated hereinabove the Lessors shall have the right of demanding vacant possession, without any notice.

IN WITNESS WHEREOF the Lessor and Lessee have respectively executed this deed on the day, month and year first above written.

SIGNED at Dar Es Salaam by the said
MR. AZIZ ISMAIL HASHIM
who is known to me personally/~~identified to me by~~
_____ the latter
being known to me personally in my
presence this **23rd** day of **July, 2025**

Aziz

Name : COLETHA JEREMIAH CHUMA
Signature : _____
Postal Address: P. O. Box 79385 Dar Es Salaam
Qualification : **ADVOCATE**



SIGNED at Dar Es Salaam by the said
MS. FATUMA JUMA MZEE
who is known to me personally/~~identified to me by~~
_____ the latter
being known to me personally in my
presence this **23rd** day of **July, 2025**

Fatuma

Name : COLETHA JEREMIAH CHUMA
Signature : _____
Postal Address: P. O. Box 79385 Dar Es Salaam
Qualification : **ADVOCATE**



Mr. Aziz Hashim *Ms. Fatuma*

