

LEASE AGREEMENT

BETWEEN

ARUN NILESH SUCHAK

AND

MARA BULK SUPPLIES TANZANIA LIMITED

THIS LEASE AGREEMENT is made this **19th day of October 2025**

BETWEEN

of Dodoma (herein after referred to as the “**LANDLORD**”, which expression where the context so admit shall include his heirs and assignees) of one part.

AND

MARA BULK SUPPLIES TANZANIA LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O.Box 6285,Dar Es Salaam, (herein after referred to as the “**TENANT**”), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner Premise of Plot Number 1 Block AD with title number 91585-DLR located at Manchali in Chamwino for the purpose of the project of quarry and concrete mixing.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said Premise subject the terms and conditions hereinafter set forth.

NOW THEREFORE,

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall

- a) That this lease agreement will be for a term of Five (5) years, starting from 1st November 2025 and as witnessed in the Lease Agreement between **ARUN NILESH SUCHAK** and **MARA BULK SUPPLIES TANZANIA LIMITED** which will be reviewed after every five years periods.
- b) **YIELDING AND PAYING** Therefore and throughout the said term of 12 months at a rent of USD 16,000 only, which has already been paid in full for the entire year, payable in advance, with the tenancy period commencing on 1st November 2025.
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.

4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.

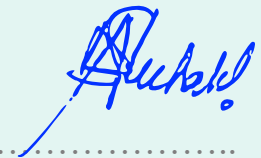
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dodoma by the said

ANNAN SUCHAK



This 19th day of October 2025


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LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

BASILA ROBERT CHUWA

This 19th day of October 2025


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TENANT