

**LEASE AGREEMENT**

**BETWEEN**

**KHAMIS THABIT ABRI**

**AND**

**K.T. ABRI**

**(IN RESPECT OF PLOT No.212 KIBWABWA INDUSTRIAL AREA-IRINGA)**

THIS LEASE AGREEMENT is made this 9<sup>th</sup> day of October in the year of 2025.

BETWEEN

**KHAMIS THABIT ABRI (a Lessor)**

AND

K.T. ABRI, an enterprise incorporated in Tanzania in accordance with the provisions of the Companies Act, 2002 dealing with logistics and cargo handling, whose registered office is situated at Kibwabwa Iringa P.O. Box 1070 IRINGA Tanzania, (hereinafter referred to as the Lessee).

**WHEREAS** the Lessor is the owner of **Plot No.212 Kibwabwa Industrial Area in Iringa** measuring **7,000 sqm** and is desirous to the Lease the it to the Lessee for purposes of operating cargo transport and handling services.

**WHEREAS** the Lessee is desirous to the Lease from the Lessor **Plot No.212** measuring **7,000 sqm** for purposes of undertaking cargo transport and handling operations subject to the terms and conditions stipulated in this agreement.

**NOWHEREFORE THIS AGREEMENT WITNESSETH** as follows:

**1. USE OF THE DEMISED PREMISES**

1.1. The demised premises shall be used for the purpose of cargo transport yard and handling operations.

**2. THE LESSEE'S OBLIGATIONS FOR THE DURATION OF THE AGREEMENT**

The Lessee undertakes to comply with all obligations stipulated in this Agreement and warrants to do the following:

**2.1. Maintenance of demised premises by the Lessee**

3.2.1 The Lessee shall, during the duration of this Agreement be obliged to maintain the demised premises in good condition and be responsible for maintaince of all added infrastructure including electrical, water connection, sewerage system, solid and liquid waste management, telecommunication, and any other additional infastrucure.

3.2.2 The Lessee shall, at its own expense repair or replace any infrastructure that is damaged or removed from the demised premises.

3.2.3 The Lessee shall be solely responsible for disposal of all solid, liquid and hazardous waste generated from activities conducted on the demised land.

### 3. THE LESSOR'S RIGHTS AND OBLIGATIONS

4.1 The Lessor shall during the duration of this Agreement pay all existing and future land rents.

4.2 The Lessor Convenats to allow the Lessee to peacefully hold and enjoy the demised premises during the contractual period without any unjustified interruptions by the Lessor or any of his agents save for justifiable reasons in the interest of protecting the Lessors interest or the the demised premises.

### 4. LEASE DURATION AND RENTAL FEE

4.1. The lease duration shall be 10 years and Lessee shall pay the Lessor a total of **One Million Shillings per annum.**

### 5. EXPIRATION AND RENEWAL

5.1. This Agreement will expire after 10 years from the implementation date.

5.2. This agreement may be renewed subject to the Lessee notifying the Lessor in writing six months before the expiration date and upon determining that the Lessee has been fulfilling all the terms and conditions of this Agreement during its existence as well as agreeing to contract new terms; and

**IN WITNESS WHEREOF**, the Parties hereto have caused this Agreement to be executed in Iringa Tanzania and signed in their respective names and delivered as of the day and year herein appearing.

Signed and delivered at Dar es Salaam by  
KHAMIS THABIT ABRI who is known to me  
personally/identified to me by.....  
.....the latter being known  
to me personally in my presence this 9<sup>th</sup> day of  
October 2025.



Full Names:

KAROLE V. TARIMO

Signature:



Address:

Box 14277 Dar es Salaam

Designation:

**NOTARY PUBLIC**



SEALED with the COMMON SEAL of the said  
K.T. ABRI at Dar Es Salaam this 9<sup>th</sup> day of  
October, 2025

**K. T. ABRI**  
**HEAVY COMMERCIAL TRANSPORTERS**  
P. O. Box 1070  
IRINGA - TANZANIA

Name:

FARAI KHAMIS ABRI

Signature:



Designation **MANAGING DIRECTOR**