

## LEASE AGREEMENT

This Lease Agreement is made and entered into on the 1st day of September 2024, by and between:

**Afri Tea & Coffee Blenders (1963) Limited (ATCB)**, a company incorporated in Tanzania, with its registered address at P.O.BOX 747, Bandari Road, Plot 24A, 24B, & 27B, Kurasini, Dar es salaam, Tanzania, (hereinafter referred to as the "Lessor");

**East African Corridor Limited (EACL)**, a company incorporated in Tanzania with its registered address at Region Dar Es Salaam, District Ilala CBD, Ward Mchafukoge, Postal code 11105, Street Aggrey/Samora, Road Samora, Plot number 80, Block number T, House number 78 (hereinafter referred to as the "Lessee").

**WHEREAS**, the Lessor agrees to lease to the Lessee, and the Lessee agrees to lease from the Lessor, certain premises under the terms and conditions stated herein.

### 1. Leased Premises

The Lessor hereby leases to the Lessee rooms 2/3/4 on 1st floor, located at P.O.BOX 747, Bandari Road, Plot 24A, 24B, & 27B, Kurasini, Dar es salaam, Tanzania.

### 2. Lease Term

The term of this lease shall be for a period of Five (5) years, commencing on the 1st day of September, 2024, and ending on the 2nd day of September, 2029, unless earlier terminated in accordance with the provisions of this Agreement.

### 3. Rental Amount and Payment

The Lessee agrees to pay the Lessor a monthly rent of **One Million Tanzanian Shillings (TZD 1,000,000.0)** for the leased premises. The rent shall be payable in advance on the first day of each lease year.

### 4. Use of Premises

The Lessee shall use the premises solely for business purposes related to its operations and shall comply with all laws, regulations, and requirements applicable to the premises and its use.

### 5. Maintenance and Repairs

The Lessee shall, at its own expense, maintain the premises in good condition, reasonable wear and tear excepted. The Lessor shall be responsible for any major structural repairs.

### 6. Utilities and Services

The Lessee shall be responsible for all utilities and services required for its use of the leased premises, including but not limited to electricity, water, and internet.

### 7. Sublease and Assignment

The Lessee shall not sublease or assign the premises, in whole or in part, without the prior written consent of the Lessor.

### 8. Termination

Either party may terminate this Agreement prior to the expiration of the lease term upon providing at least three (3) months' written notice to the other party.

### 9. Renewal Option

The Lessee shall have the option to renew this Lease for an additional term of Five (5) years under the same terms and conditions, provided that written notice is given to the Lessor at least ninety (90) days before the expiration of the initial lease term.

### 10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of Tanzania.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the day and year first above written.

**Afri Tea & Coffee Blenders (ATCB)**

Name:

Title:

Signature:

**East African Corridor Limited (EACL)**

Name: **MOHAMMED ZULFIQAR ZAKI**

Title: **DIRECTOR**

Signature:

**M. Z. Z.**



TIN: 174-249-

910: 120,000

W42: 1,200,000/1



21/12/2024

**STAMP DUTY**

Shs: 17,000,000/- Collected  
Receipt No: 119566981 Date: 20/12/2024  
  
Regional Manager - Ilala Tax Region