

LEASE AGREEMENT

BETWEEN

SALITCH LIMITED

AND

BRIGHT VIEW MANUFACTURING LIMITED

Drawn By:

Beatrice M. Chami -Advocate

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Phone no. +255 787 751 075/ 656751075

Email: beatricee400@gmail.com

1ST DIRECTOR'S SIGNATURE _____

2ND DIRECTOR'S SIGNATURE _____

Beatrice

1ST DIRECTOR'S SIGNATURE _____

2ND DIRECTOR'S SIGNATURE _____

Beatrice

THIS LEASE AGREEMENT ("hereinafter referred to as the Agreement") shall be effective from the 01 day of March 2025

BETWEEN

SALITCH LIMITED, a limited liability company, incorporated under the laws of Tanzania, company number 19575, with its principal place of business at Weruweru area, Moshi Municipality, P.O. Box 919, Moshi, Tanzania (hereinafter referred to as the LANDLORD/LESSOR)

AND

BRIGHT VIEW MANUFACTURING LIMITED, a Limited liability company, incorporated under the laws of Tanzania, Company number 182669188, with its principal place of business at Weruweru, Moshi Municipality, P.O. BOX 919, Moshi, Tanzania, duly represented (hereinafter referred to as TENANT/LESSEE)

WHEREAS the lessor is the legitimate and exclusive owner of Land, situated on Plot no. 30, TITLE No 8539 WERUWERU INDUSTRIAL COMPLEX, HAI DISTRICT within Kilimanjaro Region

AND WHEREAS the lessee has offered and the Lessor has agreed to lease the referred property (hereinafter called the property);

AND WHEREAS the Lessee intends to use the Property for manufacturing factory operations for a rental term as stated in this Agreement;

AND WHEREAS for the purpose herein mentioned, the lessee is willing to lease the Property free from any liabilities from the Lessor, and Lessor is willing to lease the Property to the Lessee and have it back at the end of the term of this lease likewise free from any liabilities of the lessee and in each case in accordance with the terms and conditions stipulated in the agreement;

NOW THIS AGREEMENT WITNESSETH as follows:-

1. THE LEASE

Subject to the terms of the agreement the lessor hereby leases the property to the lessee and the lessee hereby takes the property on lease from the lessor.

2. THE TERM OF THE LEASE

2.1 The term of the lease in this Agreement is Ten years (10 years) commencing from the effective date referred hereto above

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2ND DIRECTOR'S SIGNATURE
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2ND DIRECTOR'S SIGNATURE
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2.2 The lessor may at the expiration of the term of this lease, extend it for another term to be negotiated with the lessee.

3. THE RENT

3.1 The rent payable shall be **Tanzania Shillings Five Hundred thousand only (TZS 500,000/=)** per month.

3.2 Rent shall be paid for the terms of one year which amounts to **Tanzanian Shillings Six Million Only (TSH 6,000,000/=)** and immediately or before the end of the term rent must be paid without any delay .

4. QUIET ENJOYMENT

So long as the Lessee shall perform his obligations under this Agreement, the Lessee shall have the right to quiet enjoyment of the property throughout the terms hereof without interruption by the Lessor or by any person claiming by, through, under or in trust for the Lessor.

5. PAYMENTS

5.1 The Lessee shall, in particular, be liable to pay all expenses including water bills ,taxes, and Electricity bills as well as security costs and any other costs in relation with the usage of the property as well as all maintenance costs that will be required to ensure the property is in good condition at all times of the contract.

6. PRESENTATIONS AND WARRANTIES

6.1 The Lessor hereby represents warrants and undertakes to the Lessee that the Lessor:

6.1.1 The Lessor is the legitimate and exclusive registered owner of the Land pertinent to the property. And that the said land is not encumbered in any manner whatsoever.

6.1.2 That, the lessor will provide the property with that will be used by the lessee during the time of conducting the business in the property.

6.1.3 The Lessor has the sole right to occupy, and use the property and has the right to grant to the Lessee all rights and privileges granted to the Lessee pursuant to this Agreement.

6.1.4 The Lessor has full power and authority to execute this Agreement and to perform his obligations herein stipulated.

6.1.5 The Lessor shall have power to conduct inspection of the property every after three months so as to be updated on the condition of the property throughout the entire period of the agreement.

1ST DIRECTOR'S SIGNATURE
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(Signature)

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2ND DIRECTOR'S SIGNATURE
(Signature)

6.2 The lessee hereby represents warrants and undertakes to the Lessor:

- 6.2.1 To pay during the said term the said reserved rent payments hereinafter mentioned at the times and in the manner aforesaid clear of all deductions whatsoever.
- 6.2.2 To keep the property in good and tenantable repair.
- 6.2.3 To maintain all the surroundings provided as part of this agreement and make sure that they will be in good condition throughout the time of this agreement.
- 6.2.4 To pay utility bills of the property subject to this Agreement.
- 6.2.5 To compensate the Lessor on all costs that will rise upon destruction of any inventories provided under this agreement as well as reinstate the condition of the property to be as it was by the time the property was given to the lessee.

7. TERMINATION

In the event that the lessee concludes that due to circumstances beyond his control, it can no longer requires the property for its use, he shall issue a six months' Notice to the lessor to that effect that desires to terminate this lease and shall, at the expiration of the notice, hand over to the lessor control and possession of the property under the same conditions as if the terms of the lease and come to an end, and the lessor shall not be under any obligation to refund the lessee any rent already paid but not earned by the lessor

Also termination maybe done at any time of this contract upon agreement of both parties to this agreement .

8. GOVERNING LAW

This agreement is governed by the laws of the United Republic of Tanzania and that incase of any dispute arising from this agreement parties will settle it amicably before resorting into court settlement.

9. FAILURE TO PAY RENT

If, for any reason whatsoever, the lessee fails to pay the rent on time as provided in this agreement for fifteen days after the due date, the lessor shall have the perfect and unfettered right to repossess the property subject only to the handing over of the lessee any movable and immovable items existing on the property and belonging to the lessee

10. RENOVATION

10.1 That the both parties to this agreement have agreed that the Lessee will be

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2ND DIRECTOR'S SIGNATURE
[Handwritten signature]

obliged to renovate the building by repainting in and out of the whole building as agreed by both parties

10.2 The lessor has no objections to temporary structural changes on the property which costs thereof shall be borne by the lessee

10.3 All structural changes and repairs on the property shall be agreed beforehand and costs therein shall be borne by the lessee and to be deducted from the Rent in a manner to be agreed beforehand.

IN WITNESS WHEREOF the parties hereto have executed this agreement in the manner and the date herein appearing against their respective Signatures

SEALED at MOSHI
With the COMMON SEAL of
SALITCH LIMITED
In our presence this 01 day of March, 2025

COMPANY SEAL



AUTHORISED PERSONNEL OF THE LESSOR

1. Name HILFRED LUCAS TARIMO
Postal Address 919
Date 01/03/2025
Signature _____
Qualification DIRECTOR

2. Name DORSEN HILFRED TARIMO
Postal Address 919
Date 01/03/2025
Signature Dorimo
Qualification DIRECTOR

BEFORE ME

Name: BEATRICE M. CHAMI

Address: 480 MOSHI

Signature: _____

Qualification: ADVOCATE



1ST DIRECTOR'S SIGNATURE _____
2ND DIRECTOR'S SIGNATURE Dorimo

1ST DIRECTOR'S SIGNATURE _____
2ND DIRECTOR'S SIGNATURE Dorimo

SEALED AT MOSHI
With the COMMON SEAL of
BRIGHT VIEW MANUFACTURING LIMITED
In our presence this 01 day of March, 2025.

COMPANY SEAL



AUTHORISED PERSONNEL OF THE LESSEE

1. Name ... WILFRED LUCAS TARIMO
Postal Address 919
Date 01/03/2025
Signature
Qualification ... DIRECTOR

2. Name ... DOREEN WILFRED TARIMO
Postal Address 919
Date 01/03/2025
Signature Doreen
Qualification ... DIRECTOR

BEFORE ME

Name: BEATRICE M. CHAMI

Address: 480 MOSHI

Signature:

Qualification: ADVOCATE



1ST DIRECTOR'S SIGNATURE
2ND DIRECTOR'S SIGNATURE Doreen

1ST DIRECTOR'S SIGNATURE
2ND DIRECTOR'S SIGNATURE Wilfred