

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this 14th day of January, 2025, by and between:

Lessor:

METROLINK CITY COMPANY LIMITED

(Address: *6th Floor Plot No.1 Uhuru Msimbazi Street Junction Ilala District Dar es salaam*)

(Hereinafter referred to as the "Lessor")

AND

Lessee:

TOSH LOGISTIC COMPANY LIMITED

Address: *Infinix Building, 3rd Floor, Uhuru/Msimbazi Traffic Light, Dar es Salaam*

(Hereinafter referred to as the "Lessee")

RECITALS

WHEREAS, the Lessor is the lawful owner of the premises described below and is willing to lease the premises to the Lessee under the terms and conditions set forth in this Agreement;

WHEREAS, the Lessee desires to lease the premises from the Lessor under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. PREMISES

The Lessor hereby leases to the Lessee, and the Lessee hereby accepts, the premises located at: **Infinix Building, 3rd Floor, Uhuru/Msimbazi Traffic Light, Dar es Salaam**

The leased area consists of **40 square meters**.

2. TERM OF LEASE

This Lease Agreement shall commence on **July 1, 2024**, and shall continue in full force and effect for a period of **two (2) years**, expiring on **June 30, 2026**, unless earlier terminated in accordance with the terms of this Agreement.

3. RENTAL PAYMENT

The Lessee agrees to pay the Lessor a monthly rent of **TZS 600,000**. Rent is due and payable on the **1st day of each month** in advance. The Lessee shall make all rental payments to the Lessor's designated bank account, or any other payment method as the Lessor may designate in writing.

4. DEPOSIT

Upon execution of this Agreement, the Lessee shall pay a security deposit equal to one month's rent, which is **TZS 600,000**. The security deposit will be refunded to the Lessee at



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the end of the lease term, subject to deductions for any unpaid rent or damage to the premises.

5. USE OF PREMISES

The premises shall be used by the Lessee exclusively for the purpose of conducting **logistics operations** and related activities. Any other use requires the prior written consent of the Lessor.

6. MAINTENANCE AND REPAIR

- a. The Lessee shall maintain the premises in good and tenantable condition during the term of this lease.
- b. The Lessor shall be responsible for major repairs to the structure and systems of the building (e.g., roof, plumbing, electrical systems).
- c. The Lessee shall be responsible for the routine maintenance of the leased space, including minor repairs.

7. UTILITIES AND SERVICES

The Lessee shall be responsible for all utilities associated with the use of the leased premises, including but not limited to water, electricity, telephone, internet, and waste disposal. The Lessee shall also be responsible for paying all taxes, rates, and fees related to the leased premises during the term of this Agreement.

8. INSURANCE

The Lessee shall be responsible for insuring their own contents, inventory, and equipment on the leased premises. The Lessor shall maintain property insurance for the building structure.

9. ASSIGNMENT AND SUBLETTING

The Lessee shall not assign, transfer, or sublet the leased premises or any part thereof without the prior written consent of the Lessor.

10. TERMINATION OF LEASE

This lease may be terminated under the following circumstances:

- a. By mutual written agreement of both parties.
- b. If the Lessee fails to pay rent for **two (2) consecutive months** or breaches any term of this Agreement, the Lessor may terminate the lease with **30 days' written notice**.
- c. If the Lessor breaches any material term of this Agreement, the Lessee may terminate the lease with **30 days' written notice**.

11. RENEWAL OF LEASE

Upon expiration of the initial lease term, the lease may be renewed for an additional term by mutual agreement of both parties in writing.

12. GOVERNING LAW

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

13. DISPUTE RESOLUTION

Any disputes arising from this Agreement shall be resolved through amicable discussions between the parties. If the dispute cannot be resolved, it shall be referred to mediation or arbitration as per the laws of Tanzania.



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14. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties. No amendments, modifications, or alterations shall be valid unless in writing and signed by both parties.

15. NOTICES

Any notices required to be given under this Agreement shall be delivered to the following addresses:

For the Lessor:

METROLINK CITY COMPANY LIMITED

(Address: *6th Floor Plot No.1 Uhuru Msimbazi Street Junction Ilala District Dar es salaam*)

For the Lessee:

TOSH LOGISTIC COMPANY LIMITED

Infinix Building, 3rd Floor, Uhuru/Msimbazi Traffic Light, Dar es Salaam

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement as of the date first written above.

Signed for and on behalf of:

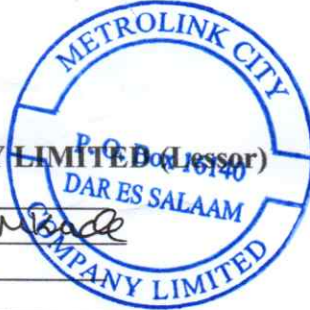
METROLINK CITY COMPANY LIMITED (Lessor)

Signature: *[Handwritten Signature]*

Name: *William Vitezis Mbadde*

Position: *Director*

Date: *14 January 2025*



TOSH LOGISTIC COMPANY LIMITED (Lessee)

Signature: *[Handwritten Signature]*

Name: *YUSSUF KHANIS YASSUF*

Position: *CEO*

Date: *15/01/2025*

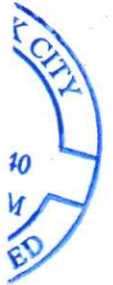


Witnessed by:

Name: _____

Signature: _____

Date: _____



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