

LEASE AGREEMENT

This Lease Agreement is made this 16 day of 06 2025
BETWEEN

SILVERSAND INVESTMENT LIMITED of Dar es Salaam (herein referred to as the **Landlord**, which expression shall, where the context so requires, include his successors in title, agents, and assigns) on one hand.

AND

GSM ENERGIES LIMITED of P. O. Box 6244, Dar es salaam (herein referred to as the “**Tenant**”) which expression shall, where the context so requires, include his successors in title and agents) on the other hand.

WHEREAS the Landlord lease of the Tenant for office use the area described on Plot No.06 Mwasonga Kigamboni , Dar es salaam (herein referred to as “the leased Premises”) and is desirous to lease and the tenant is agreeable to take the same on lease on conditions and subject to the terms as prescribed herein below: -

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows: -

1. THAT the Landlord shall lease, and the Tenant shall take on lease the leased premises for a term of one calendar year effective from the 12th June 2025 to 11th June 2026.
2. THAT the Tenant shall pay to the Landlord Tanzanian Shillings Tshs.500,000/= per month totaling Tshs.6,000,000/= per annum which shall be paid upon signing of this agreement.
3. That the Tenant shall use the leased premises for agreed purposes only and during the currency of the tenancy, the Tenant shall be solely responsible for all public utility bills such as water and electricity in accordance with the use.
4. THAT the Landlord hereby covenants to allow the Tenant throughout the tenancy created herein a quiet and peaceful enjoyment of the leased premises.
5. THAT the Tenant undertakes that all times, shall keep the Demised Premises thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes.
6. THAT the Tenant hereby agrees to permit the Landlord or his agent at all reasonable times during daytime to enter upon the leased premises and execute inspection and any repairs as may be necessary
7. THAT the tenant will not affect any structural changes to the leased premises without a written consent of the landlord of which will never be unreasonably withheld.
8. THAT the Tenant shall not sub-lease or otherwise assign or transfer the leased premises to any other person without a written consent of the landlord.
9. THAT this tenancy maybe terminated at the instance of either party upon serving a 30 days’ notice in writing expressing his intention to terminate the lease.

10. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one-month notice expressing his desire to renew the tenancy..
11. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.


IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder: -

SIGNED by in his capacity as a
 Director for and on behalf of the said
SILVERSAND INVESTMENT LIMITED
 in my presence this 16 day of UP 2025.





 LANDLORD


BEFORE ME:

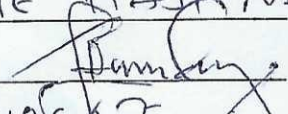
Name : TASSIE NABOR
 Signature : 
 Qualification : DIRECTOR

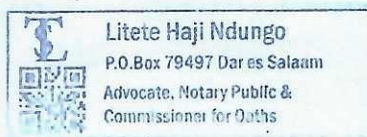
SIGNED by in his capacity as a
 Director for and on behalf of the said
GSM ENERGIES LIMITED
 in my presence this 16th day of JUNE 2025.



 TENANT


BEFORE ME:


Name : LITETE HAJI NDUNGO
 Signature : 
 Qualification : ADVOCATE


 Litete Haji Ndungo
 P.O.Box 79497 Dar es Salaam
 Advocate, Notary Public &
 Commissioner for Oaths

0758 320 902

TIN: 126-816-928

SD - 60,000 -


 16/6/2025

STAMP DUTY

Shs: 60,000 - Collected
 9984122644185 Date: 17/6/2025
 Tracking No



 Regional Manager - Kariakoo

OFFICE: ...
P O BOX 79497 DAR ES SALAAM
TEL 255258370902
TANZANIA

TIN: 124205956
VBN: 400372661
SERIAL NUMBER: 0012006475
QTR: 01111111111111111111
1242059560612006474
TAX OFFICE: DARA

CUSTOMER NAME:
CUSTOMER ID TYPE: BIL
CUSTOMER MODEL:

RECEIPT NUMBER:
NO: 0606
RECEIPT DATE: 12/01/2011

Legal Service	18,000.00	10.34%
TOTAL EXCLUSIVE OF TAX	5,474.58	
TAX @ 18%	1,525.42	
TOTAL TAX	1,525.42	
TOTAL INCLUSIVE OF TAX	10,000.00	

CASH 10,000.00

RECEIVED BY: ...
DATE: 12/01/2011