

## LEASE AGREEMENT

This Lease Agreement is made this 12 day of 06 2025  
BETWEEN

**GSM TANZANIA 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.4, Block 68 Lumumba Udowe street, 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 12<sup>th</sup> of June 2025 to 13<sup>th</sup> of 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.

Confirmed as true Copy of the Original  
By: Benjamin Kato  
Minister for Energy, Water & Power  
18/6/2025

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  
**GSM TANZANIA LIMITED**  
 in my presence this 16 day of 06 2025.

  
 \_\_\_\_\_  
 LANDLORD



**BEFORE ME:**

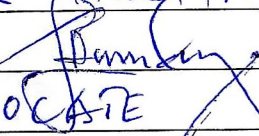
Name : YASSIE NAROE  
 Signature :   
 Qualification : DIRECTOR

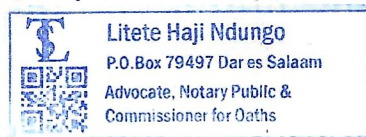
SIGNED by in his capacity as a  
 Director for and on behalf of the said  
**GSM ENERGIES LIMITED**  
 in my presence this 16<sup>th</sup> day of JUNE 2025.

  
 \_\_\_\_\_  
 TENANT



**BEFORE ME:**

Name : LITETE HAJI NDUNGO  
 Signature :   
 Qualification : ADVOCATE



0758 320 902

TIN: 126-816-928

SD - 60,000 -

  
16/6/2025,

STAMP DUTY

Shs: 60,000 — Collected  
9984122644185 Date: 17/6/2025  
 Invoice No

  
 \_\_\_\_\_  
 Regional Manager - Kariakoo

