

## LEASE AGREEMENT

This agreement is made on the 20 AUGUST 2025

**BETWEEN**

**CLIFTON TOWER WITH TIN 138-244-326**

Of P.O. Box 5505 Dar es salaam, (Hereinafter called the "LESSOR") of the one part

And

**CURELINE MEDICAL LIMITED**

of P.O. Box 77286 , DAR ES SALAAM, WITH INCORPORATION NO 184159066

(Hereinafter called the "LESSEE") of the other part.

### WHERE AS:

The LESSOR is the lawful owner and occupier of property situated at, ILALA MUNICIPAL KARIAKOO WARD , Region Dar Es Salaam, District ILALA CBD KIPATA/LIVINGSTONE STREET, Plot number 72 , Block number 12, House number/GROUND FLOOR

(hereinafter referred to as the "Property").

### WHEREBY IT IS AGREED AS FOLLOWS:

1. That in consideration of the rent and covenants hereinafter reserved and contained the lesser hereby demises into the lessee for residence purpose and to have free right of passage through out from the demises premises over the land adjoining the demised premises for any lawful purpose to the public road and vice versa, to hold the said demises premises free of any encumbrances from 20 MAY 2025 TO 19 MAY 2028 (hereinafter called the "term") at a monthly rent of Tanzania Shillings ( Tshs 400,000/=) only (hereinafter called "the reserved rent") and by signing this lease the lesser acknowledges to have been paid by the lessee rentals for every 36 month THAT WILL SUM TO 9,600,000
2. The monthly rent shall be Shillings (Tshs 400,000/=) only.
3. That on signing this Agreement the LESSOR acknowledges receipt of the sum of Tshs 9,600,000/= being cash payment by the LESSEE for the lease of 36 months.
4. The LESSEE shall pay rent in advance every year.

SIGNED and DELIVERED by the said  
**MR. MUSTPAHA ISSA NANDA**  
FOR CLFTON TOWER  
who is identified to me by .....  
the latter being known to me personally in  
my presence this 20 MAY 2025 ]

*M. Nanda*  
LESSOR

CLIFTON TOWER  
PO BOX 101  
DAR ES SAAAM

Before me:  
Signature: *Amina* .....  
Address: P.O. BOX 9173 .....  
Qualification: ADVOCATE .....

 Amina Awadhi Musa  
P.O. Box 9173 Dar es Salaam  
Advocate, Notary Public &  
Commissioner for Oaths

SIGNED and DELIVERED by the said  
**BASHAR ELGAALI AHMED** DIRECTOR  
FOR CURELINE MEDICAL LIMITED  
who is identified to me by .....  
the latter being known to me personally in  
my presence this 20 MAY 2025 ]

*Bashar*

LESSEE

CURELINE MEDICAL LTD  
PO BOX 8602  
DAR ES SALAAM

Before me:  
Signature: *Amina* .....  
Address: P.O. BOX 9173 .....  
Qualification: ADVOCATE .....

 Amina Awadhi Musa  
P.O. Box 9173 Dar es Salaam  
Advocate, Notary Public &  
Commissioner for Oaths

WHT 320,000  
SD 48,000

STATE DUTY  
Shs: 48,000 Collected  
Receipt No: 9984116182467 03/15/24  
Regional Manager - Kusinkee