

RECEIPT

STREET: AL HASAN MWINYI ROAD  
TEL: 255-688-242344

Plot No. 1  
No. 22  
Block No. 9

TIN: 11200317  
SERIAL NUMBER: 0312843060628  
UIN: 01133M  
TAX OFFICE: Ifala

CUSTOMER NAME: GGTL  
CUSTOMER TYPE: BUYER  
CUSTOMER TIN: 166670330

RECEIPT NUMBER: 96  
ZNo: 2/0043  
DATE: 19-12-2024  
TIME: 11:07:35  
EQR: 01

LEGAL SERVICES: 25,000.00  
TOTAL EXCLUSIVE OF TAX: 21,186.44

TAX @ 18.00%: 3,813.56

TOTAL TAX: 3,813.56  
TOTAL INCLUSIVE OF TAX: 25,000.00

CASH ITEMS NUMBER: 1

RECEIPT VERIFICATION CODE  
CFI9A696



END OF LEGAL RECEIPT

ACT NO.4 OF 1999  
Amendment Act No.2 of 2004)

AY OF DECEMBER 2024

AGREEMENT

WEEN

UL LIVING

ND

TANZANIA LIMITED

(as a

IN RESPECT OF THE PREMISES SITUATED AT PLOT NUMBER 22,  
BLOCK NUMBER 9, URSINO STREET, REGENT ESTATE, KINONDONI,  
DAR-ES-SALAAM.

THIS LEASE AGREEMENT is made this 31<sup>st</sup> day of DECEMBER,2024

BETWEEN

GRACEFUL LIVING a limited liability company incorporated under the laws of the United Republic of Tanzania whose address for the purposes hereof is P.O. Box, Dar es Salaam (hereinafter referred to as "Lessor" which expression shall include, where the context so admits, successors and assignees in title) of the **One Part**.

AND

GLOBAL GASES TANZANIA LIMITED a limited liability company incorporated in the United Republic of Tanzania whose address for the purposes hereof is P.O. Box 3979, Dar es Salaam, (hereinafter referred to as the "**Lessee**" which expression shall include, where the context so admits, successors and assignees in title) of the **Other Part**.

WHEREAS:

- A. The Lessor is legal owner of the property situated at **Plot Number 22, Block Number 9, Ursino Street, Regent Estate, Kinondoni, Dar es Salaam** in the United Republic of Tanzania (hereinafter referred to as the "**Demised Premises**" or "**Premises**").
- B. The Lessor and the Lessee have agreed that the Demised Premised and the Assets thereof shall be subject to the terms and conditions stipulated under this agreement; and
- C. The lessor has agreed to let the said Demised Premises to the Lessee referred hereinabove on the terms and conditions hereinafter contained.

**1.0 TERMS OF THE TENANCY**

- 1.1 The period of tenancy herein referred to as the "**Contractual Period**" shall be for **One (1) year** commencing from **31<sup>st</sup> December,2024** to **30<sup>th</sup> December,2025**
- 1.2 The Contractual Period may be renewed for another period on terms and conditions to be mutually agreed between the Parties but subject to the Lessee issuing to the Lessor a thirty (30) days' written notice of the intention to renew the Agreement prior to the expiry thereof.

## 2.0 RENT PAYABLE

2.1 The Parties have agreed that the Lessee shall pay monthly rent of **Tanzania Shillings Four hundred thousand only (TZS 400,000.00)** (the "Rent") exclusion VAT covering build up area of 13 square meters and in case of renewal, the Parties shall negotiate the actual rent payable in accordance with the market rate.

2.2 It is agreed by the Parties that the Rent shall be paid in cash and to the Lessor

## 3.0 NOTICES:

3.1 Any notice required or permitted to be given or made under this Agreement and any other Agreement between the Parties shall be in writing, and any such notice shall be deemed to have been duly given or made when it shall be delivered by hand or by post, telegram, cable, email, fax or telex to the Party to which it is required or permitted to be given or made at such other address as such Party's address specified in this Agreement or at such other address as such Party shall have designated by notice to the Party giving such notice.

3.2 For the purpose of service of notice under Clause 3.1 hereinabove the addresses of the Parties are as set out herein below:

For the Lessor: GRACEFUL LIVING LTD

Postal Address: P.O. Box 13811, Dar es Salaam

For the Lessee: GLOBAL GASES TANZANIA LIMITED

Postal Address: P.O. Box 3979, Dar es Salaam.

## 4.0 GOVERNING LAW AND DISPUTE CLAUSE:

All matters from or in connection with this Agreement shall be governed by the laws of the United Republic of Tanzania. Any disputes arising from in or in connection with this Agreement shall be resolved amicably failing which; an aggrieved party may take court action.

IN WITNESS WHEREOF this Agreement has been executed and delivered as in the manner shown hereunder.

SEALED with the COMMON SEAL of  
GRACEFUL LIVING LTD and \_\_\_\_\_  
DELIVERED in our presence of us  
This 31st day of December, 2024


Full Name: GRACE PHILOIPA JOACHIM

Signature: 

Postal Address: P.O. BOX 3979, DAR ES SALAAM

Designation: DIRECTOR

Full Name: LYDIA MAIZINDIKO JOACHIM

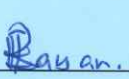
Signature: 

Postal Address: P.O. BOX 3979, DAR ES SALAAM

Designation: DIRECTOR

BEFORE ME:

Name: LULU EVARELI DANAYAN

Signature: 

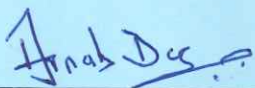
Postal Address: P.O. BOX 79703 DAR ES SALAAM

Designation: COMMISSIONER FOR OATHS



SEALED with the COMMON SEAL of  
GLOBAL GASES TANZANIA LIMITED  
And DELIVERED in our presence of us  
this 31<sup>st</sup> day of December, 2024.

Full name: ARNAB DAS

Signature: 

Postal Address: P.O. BOX 3979, DAR ES SALAAM

Designation: DIRECTOR

Full Name: GRACE PHILOFEA JOATHIM

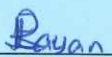
Signature: 

Postal Address: P.O. BOX 3979, DAR ES SALAAM

Designation: DIRECTOR/COMPANY SECRETARY/  
AUTHORISED REPRESENTATIVE

BEFORE ME:

Name: Lulu Evarici Rayan


Signature:  Rayan

Postal Address: P.O. BOX 79703, DAR ES SALAAM

Designation: Commissioner for Customs



STAMP DUTY

218,000/= Collected  
9984119596762  
Receipt No: \_\_\_\_\_ Date: 31/1/2025  
  
Regional Manager - Kinondoni Tax Region