

LEASE AGREEMENT

BETWEEN

MCL HOUSE LIMITED

AND

**H.R.P TRADING CO (T)
LIMITED**

**In respect of one room number 003 at Oyster-Pearl Galleria, Upanga
Road, Upanga -Dare Es Salaam**

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on **March 20, 2025**, by and between:

MCL HOUSE LIMITED ("Landlord"), a company duly incorporated and existing under the laws of Tanzania, with its registered office at Masaki.

AND

H.R.P TRADING CO (T) LIMITED ("**Tenant**"), a company duly incorporated and existing under the laws of Tanzania, with its registered office at Ilala.

WHEREAS, the Landlord is the rightful owner of the property located at **Tabata Industrial area, Block 475/476, Ilala, Dar es Salaam, specifically House Number 36** (the "**Premises**"), and desires to lease the Premises to the Tenant, and the Tenant desires to lease the Premises from the Landlord.

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

1. Premises

The Landlord agrees to lease to the Tenant, and the Tenant agrees to lease from the Landlord, the following premises:

- **Tabata Industrial area, Block 475/476, Ilala, Dar es Salaam, specifically House No. 36**

2. Term

This lease shall commence on **March 20, 2025** and shall continue for an initial period of **12** months and ending on **19 March, 2026**. The lease may be renewed for additional 12-month terms upon mutual agreement by both parties, with terms and conditions to be agreed upon prior to the expiration of the current term.

3. Rent

The Tenant agrees to pay the Landlord a monthly rent of **300,000 Tanzanian Shillings** (Tshs 300,000). The rent shall be payable in advance on the first day of each month.

4. Renewal

At the expiration of the initial term or any renewal term, the lease may be renewed by mutual agreement of the parties. Such renewal must be executed in writing and signed by both parties.

5. Security Deposit

Upon the execution of this Agreement, the Tenant shall pay a security deposit equivalent to one month's rent, i.e., **Tshs 300,000** to be held by the Landlord for the duration of the lease to cover any potential damage to the Premises or any outstanding amounts at the end of the lease.

6. Use of Premises

The Premises shall be used exclusively for [specify intended business use] and for no other purpose without the prior written consent of the Landlord.

7. Maintenance and Repairs

The Tenant shall maintain the Premises in good order and condition. The Tenant shall be responsible for the cost of repairs and maintenance, excluding structural repairs, which shall be the responsibility of the Landlord.

8. Utilities

The Tenant is responsible for the payment of all utilities associated with the Premises, including but not limited to electricity, water, and telecommunications services.

9. Termination

Either party may terminate this Agreement by providing written notice of at least 30 days prior to the expiration of the term. In the event of early termination by the Tenant, the security deposit may be retained by the Landlord, subject to the terms of this Agreement.

10. Governing Law

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

11. Miscellaneous

- **Assignment/Subletting:** The Tenant may not assign this lease or sublet the Premises without the prior written consent of the Landlord.
- **Force Majeure:** Neither party shall be held liable for any failure to perform due to circumstances beyond their control, including, but not limited to, natural disasters, acts of government, and other force majeure events.
- **Notices:** All notices under this Agreement shall be in writing and delivered to the addresses stated above or to such other address as may be designated by either party.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year and in the manner hereinafter appearing.

SIGNED AND DELIVERED by the
Said ABDUL FATAH MALIK
Of P.O. Box 38010 - DSM
In my presence, this 20 day of MAREH
2025

AF
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Landlord

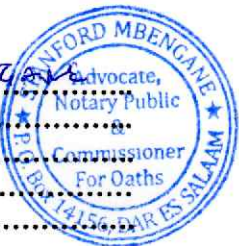
NAME: Stanford Mbengane
SIGNATURE: Stanford Mbengane
Postal Address: 14156 DSM
Qualification: ADVOCATE



SIGNED AND DELIVERED by the
Said DAWINDER S. BHACHU
Of P.O. Box 69048 - DSM
In my presence, this 20 day of MAREH
2025

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Tenant

WITNESS
NAME: Stanford Mbengane
SIGNATURE: Stanford Mbengane
Postal Address: 14156 DSM
Qualification: ADVOCATE



STAMP DUTY

Shs: 36,000/= Collected
Receipt No: 99135259141 Date: 21/03/2025

AD
Regional Manager - Temoko

WHT = 360,000/=
SID = 36,000/=
TOTAL = 396,000/=

21/3/2025
ADH