

## TENANCY AGREEMENT

THIS LEASE is made this 1<sup>st</sup> day of November year 2025.

### BETWEEN

**NSAJIGWA MWAMBEGELE** of P. O. Box 30112 Dar es Salaam (hereinafter referred to as “**the Lessor**” and shall refer to and bind the Lessor’s agents, employees, heirs, successors and/or representatives acting on his behalf) on one part,

### And

**LOGISTIXWARE TANZANIA LTD** of P. O. Box 72675 Dar es Salaam (hereinafter referred to as “**the Lessee**” and shall refer and bind the Lessee’s agents, employees, guests, heirs and/or representatives acting on his behalf) on the other part.

**WHEREAS THE LESSOR** is the owner of a landed property known as Plot No.39 located at Miomboni Street, Misugusugu Ward, Kibaha Urban District in Pwani Region (hereinafter referred to as “**the Premises**”) including all the fixtures, fittings and buildings erected thereon.

### NOW THIS AGREEMENT WITNESSETH as follows:

- I. The Lessor has agreed to lease to the Lessee a yard located at Miomboni Street, Misugusugu Ward, Kibaha Urban District, in Pwani Region for a period of **Three (3)** years starting from the **01<sup>st</sup> of November 2025** up to the **30<sup>th</sup> of November 2028**.
- II. The Lessee shall lease the Yard for a monthly rent of **Tanzanian Shillings Five Million only (Tshs 5,000,000/= only)**.
- III. That either party to this agreement may terminate this tenancy agreement at any time by serving the other party with not less than 30 days written notice and that this lease may be renewed subject to both parties consent.

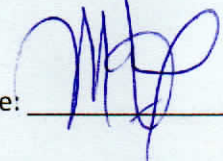
### THE LESSEE HEREBY COVENANTS with the Lessor as follows:

1. That, the Lessee is a legal person with incorporation Numbers **137809524**
2. That, the Lessee has its registered office/place of business at Shamo Tower, Mbezi Beach, Dar es Salaam and that the Lessee shall supply the Lessor copy of certificate of incorporation /registration credentials and contact information of its Principal Officer immediately after signing this agreement.
3. That, the Lessee shall pay rent on time as agreed in this lease agreement.
4. That, the Lessee shall not assign, change, sublet or part with the possession of the demised, Yard or any part thereof without the consent in writing of the Lessor.
5. That, rent payment to the tune of **Tanzanian Shillings Sixty Million only (Tshs 60,000,000/= only)** shall be paid by the Lessee to the Lessor on the date of signing this

Lessor: \_\_\_\_\_



Lessee: \_\_\_\_\_



6. That, the Lessee shall at all times during the term of this agreement keep the demised premises in good and substantial repairable condition (reasonable wear and tear) and in the event of unreasonable wear and tear, the Lessee shall be liable for repair thereto under the Lessor's supervision.
7. That, the Lessee shall occupy and use the leased yard for business purposes only.
8. That, the Lessee shall not permit upon the leased yard or the Premises in general anything that may be considered illegal such as gambling, lottery or any other unlawful activities or any act which may tarnish the good relations in the neighborhood and that the Lessor shall not be liable for any repercussions or costs that may arise due to the Lessee's actions thereto.
9. That, the Lessee shall at all times keep in good conditions the structure, interior and exterior of the yard.
10. The Lessee shall not alter, re-module, refurbish or make changes of any kind to the leased yard without prior written consent from the Lessor.
11. The Lessee shall allow the Lessor entry to the leased yard from time to time of inspection purposes upon notice from the Lessor.
12. That, the Lessee shall undertake to pay for his electricity and water bills as per his consumption and the Lessee shall not temper with electricity and/or water meters or other infrastructures in any way.
13. The Lessee shall timely effect the agreed monthly payment for communal security, local municipal charges and sanitary charges for securing and maintaining the upkeep of the Premises.
14. The Lessee shall be responsible for professionally cleaning the entire premises.
15. In the event the Lessee terminates this instant lease agreement the Lessor shall not refund any remaining rent to the Lessee.
16. The Lessee undertakes to fill out Annexure I and provide correct, accurate and sufficient information are required therein.

**THE LESSOR COVENANTS with the Lessee as follows:**

17. For as long as the Lessee meets the conditions herein contained, the Lessee shall quietly occupy and enjoy the leased yard without any interference or interruption from the Lessor or any one claiming title under him.
18. The Lessor shall conduct periodic maintenance of the Premises on his own will or upon the Lessee's reasonable request.
19. The Lessor shall acquire the services of a security company on behalf of the Lessee as per the charged monthly communal security fees and that the Lessor shall not be personally responsible whatsoever on any security breach, injuries, destruction and/or loss of property during and after the subsistence of this lease agreement.
20. The Lessor shall adhere to and discharge all required tax obligations under this lease agreement.

Lessor: \_\_\_\_\_



Lessee: \_\_\_\_\_



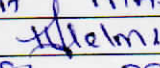
agreement.

21. In the event the Lessor terminates this lease agreement while waiving the 30 days termination notice requirement the rent for the remaining term shall be refunded to the Lessee.
22. At the expiration of the term herein created and where renewal is not desired by either parties, the Lessee shall peacefully yield to the Lessor vacant possession of the leased yard handing over the keys of the leased yard personally to the Lessor or her appointed representative.
23. This lease agreement shall be governed by the laws of the United Republic of Tanzania and any amendments or alterations to the provision of this agreement shall be by mutual agreement between the parties.

SIGNED and DELIVERED by the said MR. USAJIGWA ]  
who is known to me personally identified to me ]  
by MADAMA MKAMA the latter ]  
being known to me personally this 20<sup>th</sup> day of Nov 2025 ]

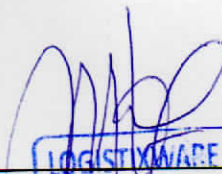
  
\_\_\_\_\_  
LESSEE


**BEFORE ME:**

Name: MELANIA MASHAGURI  
Signature:   
Address: 0886 DSM  
Qualification: NOTARY PUBLIC/ADVOCATE




SEALED by the SEAL of the said **LOGISTIXWARE** ]  
**TANZANIA LTD** who is known to me personally ]  
Identified to me by - the latter ]  
being known to me personally this 20<sup>th</sup> day of Nov 2025 ]

  
\_\_\_\_\_  
LOGISTIXWARE TANZANIA LIMITED  
LESSOR Box 72675  
DAR-ES-SALAAM, TANZANIA


Name: MELANIA MASHAGURI  
Signature:   
Address: \_\_\_\_\_  
Qualification: \_\_\_\_\_


**BEFORE ME:**

Name: MELANIA MASHAGURI  
Signature:   
Address: 0886 DSM  
Qualification: NOTARY PUBLIC/ADVOCATE



S/D = 600,000/=

Lessor: 

STAMP DUTY  
Shs: 600,000/= Collected  
Receipt No: 9984124596206 Date: 25-11-25  
  
Regional Manager - Ilala Tax Region

Lessee: 