



**LEASE AGREEMENT**

**BETWEEN**

**THE BOARD OF TRUSTEES OF  
PUBLIC SERVICE SOCIAL SECURITY FUND  
(LESSOR)**

**AND**

**OS GROUP CARGO LIMITED  
(LESSEE)**

Drawn by:  
Directorate of Legal Services,  
Public Service Social Security Fund,  
PSSSF House,  
Makole Street,  
P.O Box 1501,  
Dodoma

   
Certified as True Copy of the Original  
**Neema Vedastus** Neema Vedastus  
Advocate, Notary Public, Advocate, Notary Public & Commissioner  
for Oath  
Sign:  Date:   
Date:  Date: 

## LEASE AGREEMENT

This AGREEMENT is Made this .....day of ..... 2024

BETWEEN

**THE BOARD OF TRUSTERS OF PUBLIC SERVICE SOCIAL SECURITY FUND** of P.O Box 1501, 02 LAIPF Road, 41105 Makole Dodoma, made under the Public Service Social Security Fund CAP 371 (hereinafter called "the **LESSOR**" which expression shall, where the context so admits, include its successors and assigns) of the **ONE PART,**



AND

**OS GROUP CARGO LIMITED** of P.O. Box 6380 Dar es Salaam (hereinafter called "the **LESSEE**" which expression shall, where the context so admits, include its successors and assigns) on the **OTHER PART.**

**THIS LEASE WITNESSES** as follows:

**WHEREAS:**

- A. the **LESSOR** is the holder of a landed property located on Plot Numbers 120 &121 situated at Sokoine Drive, Dar es Salaam, Tanzania, and in the terms thereof is entrusted to enter into lease agreement;
- B. the **LESSEE** through letters and other correspondences has presented itself to the **LESSOR** as having the capacity, desire and is willing to lease part of the property detailed above for the purposes described hereinafter; and
- C. the **LESSOR** has accepted the desire of the **LESSEE** to lease part of the property upon terms and conditions hereinafter set forth.

  
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**Neema Vedastus**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 22/11/24

WHEREFORE, the LESSOR and the LESSEE HEREBY AGREE to enter into this Lease Agreement under the terms and conditions stipulated hereunder.

1.0 THAT, the details of this agreement shall be as per Table 1 herein below.

Table 1: Details of Lease Agreement

No.	ITEMS	DESCRIPTIONS
1.	THE LESSEE:	09 GROUP CARGO LIMITED
2.	ADDRESS	P.O.BOX 6380, DAR ES SALAAM
3.	TIN NO.	148-301-301
4.	NIDA NUMBER (Applicable for Citizens)	19931225-11101-0005-25
5.	PASSPORT (Applicable for Non-Citizens)	
6.	BUILDING NAME/FULL ADDRESS:	PSSSF TWIN TOWERS on Plot Nos. 120 & 121 SOKOINE DRIVE – DAR ES SALAAM
7.	THE PREMISES: OFFICE SPACE/ SHOP No./ HOUSE No./APARTMENT No.	31 <sup>st</sup> FLOOR TOWER A
8.	PREMISES MEASURING:	194.09 SQM
9.	RATE OF RENT PER SQUARE (in case rent is charged per m <sup>2</sup> )	Tshs.26,000
10.	RENT IN LUMP SUM (in case rent is not charged per m <sup>2</sup> )	
10.0	RATE OF SERVICE CHARGE PER SQUARE METER/LUMP SOME	Tshs.6,500
11.	ALLOCATED PARKING LOTS	Not Allocated
12.	FEE PER PARKING LOT	N/A
13.	USE OF PREMISES	Demised Premises
		Uses
		31 <sup>st</sup> Floor
		Office
14.	COMMENCES EXPIRES	YEAR
		MONTH
		2024 2027
		1 <sup>ST</sup> FEBRUARY 31 <sup>ST</sup> JANUARY

2.0 THAT, rent, service charge, security deposit and mode of payment shall be as per Table 2 herein below:

Table 2: Details of monthly rent, service charge, parking fees and mode of payment

RENT (VAT Excl.)	VAT	TOTAL	MODE OF PAYMENT
(194.09*26,000=5,046,340)	908,341.2	5,954,681.2	Quarterly: Tshs.17,864,043.6
SERVICE CHARGE (VAT Excl.) (Service Charge Area = 249.57 SQM)	VAT	TOTAL	MODE OF PAYMENT
(249.57*6,500=1,622,205)	291,996.9	1,914,201.9	Quarterly: Tshs.5,742,605.7
PARKING FEES (VAT Excl.)	VAT	TOTAL	MODE OF PAYMENT
Not Allocated	N/A	N/A	N/A
SECURITY DEPOSIT	VAT	TOTAL	MODE OF PAYMENT
(5,046,340*3 =15,139,020)	N/A	15,139,020	Paid once prior to possess the premises

**3.0** THAT, the required rent shall be paid to the Lessor by the Lessee through credit number issued by the Lessor or any other means determined by the Lessor as shall be communicated to the Lessee from time to time.

#### **4.0 RENT SECURITY DEPOSIT**

**4.1** The LESSEE shall provide a Rent Security Deposit to the Lessor of the value of an equivalent of three (3) months' rent.

**4.2** The Rent Security Deposit shall be issued to the Lessor by the Lessee on the date of signing this lease agreement on any earlier date and shall entitle the Lessor to set-off or settle unpaid monthly rent or any monies payable out of the obligations under this lease.

**4.3** The Lessor shall have the right of applying the whole amount guaranteed by the Rent Security Deposit or portion thereof towards payment of the rent arrears, water, electricity or other charges, key replacements, renovations or any other liability of whatsoever nature for which the Lessee is responsible.

**4.4** The Rent Security Deposit shall remain deposited to the Lessor or his authorised agent, if any, free of interest until after vacating of the premises by the Lessee and the complete discharge of all the Lessee's obligations to the Lessor arising from the lease.

**4.5** The Lessee shall ensure that the Rent Security Deposit remains fully paid-up for the whole agreement period, failure of which shall constitute a breach and therefore the Lessor shall be entitled to terminate the Agreement.

#### **5.0 TAXES AND DUTIES**

THAT, all taxes, duties, fees and levies arising from this contract shall be paid in accordance with relevant Laws.

  
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Advocate, Notary Public & Commissioner  
for Oath  
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Date: .....

## 6.0 FAILURE, NEGLECT OR REFUSAL TO PAY RENT OR OTHER CONDITIONS

THAT, Where and whenever the rent remains unpaid for thirty (30) days upon receipt of invoice from the date when such rent fell due, the LESSOR or to observe or perform any other condition, covenants or other term expressly or impliedly provided under this lease agreement, the Lessor shall exercise the rights set forth in the relevant applicable Laws.

## 7.0 UTILITIES

THAT, the LESSEE shall be responsible for and shall pay on demand for actual charges arising out of its use of electric current, water, service charges that include security, garbage collection and cleaning; and other charges as levied by any utility company or authorised person in respect of the demised premises or any other part within the building assigned to the LESSEE by the LESSOR for the LESSEES exclusive use.

## 8.0 WARRANTIES AND CONDITIONS

8.1 The Lessor and Lessee warrant to observe conditions, covenants and warrants provided under the relevant Laws governing lease agreements.

8.2 Notwithstanding the Clause above, the Lessor and Lessee warrant as follows: -Where the appurtenances and/or electrical, drainage and sanitary works, thermostats, geysers and air conditioning appliances are or become defective, excluding fair wear and tear, the LESSEE shall be obliged to replace them at the LESSEE'S expense.

8.3 The LESSEE shall repair any damage caused to the premises, which may be caused by forcible entry by the LESSEE or his agents.

8.4 The LESSEE shall-

(a) keep all sewerage pipes, water taps and drains within or serving the premises free from obstruction or blockage;

(b) At all times keep the premises in clean, tidy and sanitary condition;

(c) Not be entitled to paint, affix or attach to the building any advertising signs, notices or other matter without the prior written consent of the LESSOR (and any such signs, notices or other matter shall be removed by the LESSEE prior to the end of its occupation of the premises and any damage thereby caused to the premises shall be made good by the LESSEE). Such consent shall however not be unreasonably withheld.

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Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 22/10/24

- (d) Not obscure any plate glass windows by painting or otherwise;
- (e) Not drive into the walls or partitions or doors of the premises any screws or nails in such manner as may result into damage to the premises;
- (f) Not change interfere with or overload the electrical installation in the premises;
- (g) Not obstruct, interfere or tamper with any thermostats or air conditioning appliances in the premises or the building;
- (h) Pay for replacements of all fluorescent tubes, starters, ballasts and incandescent bulbs used within the demised premises;
- (i) Not place any heavy article in the premises without the LESSOR'S prior written consent, which consent shall not be withheld unreasonably;
- (j) Not install in the premises air conditioning or ventilating units or equipment without the LESSOR'S prior written consent, which consent shall not be unreasonably withheld or delayed;
- (k) Not permit the storage of motor vehicles and bicycles, packing cases or goods of any description whatsoever on the pavement of the property; or in the entrance hall, staircase of the building or in the yard of any portion of the property;
- (l) Not pack or unpack goods except within the premises.

## **9.0 DISPOSITION BY LESSEE**

There shall be no any kind of disposition by the Lessee under this lease agreement without prior written consent of the Lessor.

## **10.0 TERMINATION OF LEASE**

### **10.1 TERMINATION BY LESSOR**

10.1.1 Lessor may terminate this lease agreement, upon issuance of notice of thirty (30) days' notice, in case rent remains unpaid for one month after the due date of payment whether or not demanded for payment as remedy by the Lessor or its agent or failure to observe or perform any condition, covenant or term;

10.1.2 In case the Lessor intends to repossess the premises shall forthwith issue to the Lessee a notice of not less than thirty (30) days.

## 10.2 TERMINATION BY THE LESSEE

10.2.1 In case the Lessee intends to terminate this lease, agreement shall forthwith issue to the Lessor a notice of not less than thirty (30) days.

1.1.1 In an event the LESSEE pays rent in advance, and the LESSEE has an intention to vacate before the rent is fully utilized, the LESSOR shall not be obliged to compensate for the remain RENT

## 2.0 ACCESS TO PREMISES

The LESSEE shall at all reasonable times and reasonable causes during the period of this Lease permits Lessor's representative or its agents, prospective Lessees or purchasers of the property, of which the premises form a part, or of the share capital of the LESSOR, to enter and view the interior of the premises.

## 3.0 COMMUNICATIONS

3.1 Unless otherwise specifically directed in writing, all communications to the LESSOR shall be made to:

The Director General,  
The Public Service Social Security Fund,  
PSSSF House,  
02 LAPF Road,  
P.O. Box 1501,  
41105 Makole, Dodoma.

3.2 Unless otherwise specifically directed in writing, all communications to the LESSEE shall be made as per Table 3 herein below:

Table 3: Address of the Lessee

Name	MR. SUNDAY MUHOBOTA
Position	MANAGING DIRECTOR
Institution/Company	OS GROUP CARGO LIMITED
Full Postal address	P.O.BOX 6380 DAR ES SALAAM
Telephone	0714768154
Mall address	

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Neema Vedastus  
Advocate, Notary Public & Commissioner

for Oath  
Sign  
Date: 21/11/2024

#### 4.0 FIRE HAZARDS AND INSURANCE

- 4.1 The LESSEE shall not at any time bring, allow to be brought or kept on the premises, do or permit to be done in the premises, any matter or thing or activity whereby the fire or any other insurance policy of the building may be liable to become void or voidable or whereby the premium for any such insurance may be increased.
- 4.2 Where the premium for such insurance is increased as a result of any act or omission contemplated above, whether with the LESSOR'S written consent or not, the LESSOR, without prejudice to any of its rights hereunder, may recover from the LESSEE the amount of the increase immediately on notification from the LESSOR and/or the insurance company to the effect that such additional premium has been charged.
- 4.3 The LESSEE shall take an independent comprehensive premium for insuring his own goods.

#### 5.0 ALTERATIONS AND ADDITIONS

- 5.1 The LESSEE shall not make any alteration or addition or renovation or improvement of whatever nature to suit the Lessee's preference to the premises without the LESSOR'S prior written consent, such consent not to be unreasonably withheld. Provided that any cost arising from alteration or addition or renovation or improvement shall be covered by the Lessee.
- 5.2 The Lessee shall ensure that alterations or additions or renovation or improvements of whatever nature are to be executed by competent and qualified person by the relevant Authorities and Professional Bodies.
- 5.3 Any alteration or addition or renovation or improvement made by the Lessee having a nature of permanent affixation to the premises shall become part of the premises.
- 5.4 Any alteration or addition or renovation or improvement made by the Lessee NOT having a nature of permanent affixation may be removable by the Lessee upon consent of the Lessor subject of making good to the premises.

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Sign:   
Date: 22/10/24

## **6.0 REPAIR, CLEANLINESS AND REPLACEMENT OF WORN-OUT FIXTURES AND EQUIPMENT**

### **6.1 Ordinary Maintenance**

The LESSEE shall, unless hereinafter specified to the contrary, maintain the said premises in good repair, habitable and leasable condition during the continuation of this Lease.

### **6.2 Cleanliness**

The LESSEE shall clean and at reasonable intervals and periodically as would be necessary, fumigate the demised premises and keep them in a clean condition.

### **6.3 Replacement of Worn-Out Furnishing, Fixtures and Equipment**

The LESSEE may, in consultation with the LESSOR, replace fixtures, fittings and equipment in the demised premises, which may be or become beyond repair at any time during or at the expiration of the Term.

## **7.0 USAGE CLAUSE**

7.1 The LESSEE shall not cease carrying on business in the demised premises or leave the demised premises continuously unoccupied for more than three (3) months without notice to the Lessor.

7.2 The LESSOR shall ensure the LESSEE peacefully and quietly holds and enjoys the demised premises without any interruption or disturbance from or by the LESSOR or any person claiming under or in trust for the LESSOR.

## **8.0 HANDING OVER OF THE PREMISES**

The Lessee shall immediately upon expiration or termination of the lease agreement surrender to the Lessor all keys in respect of the demised premises.

## **9.0 EXTENSION OF THE LEASE**

Three months before expiration of the term of this Lease, the LESSOR may offer, and the LESSEE may accept extension of the Lease on such terms as may be mutually agreed upon by the parties.

## **10.0 APPLICABLE LAW**

This Lease Agreement shall be governed and construed in accordance with the provisions of the Land Act CAP 113 and other relevant laws of the United Republic of Tanzania.

Certified as True Copy of the Original  
Neema Vedastus  
Advocate, Notary Public & Commissioner  
for O/S  
Sign: [Signature]  
Date: 2/1/2024

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

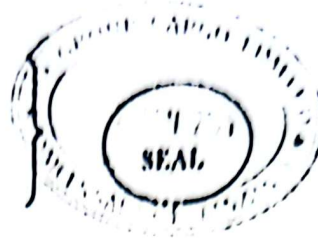
SEALED with the COMMON SEAL of the said  
BOARD OF TRUSTEES OF  
THE PUBLIC SERVICE SOCIAL SECURITY FUND  
this..... day 12.12.2024 in the presence of



Signature: [Handwritten Signature]  
Name: MRABILI H. MANDAKIA  
Qualification: Ag. DIRECTOR GENERAL  
Postal Address: P.O. Box 1501, DODOMA

Signature: [Handwritten Signature]  
Name: ELIAD E. MNDEME  
Designation: Ag. DIRECTOR OF LEGAL SERVICES  
Postal Address: P.O. Box 1501, DODOMA

SEALED with the COMMON SEAL of the said  
OS GROUP CARGO LIMITED  
this..... day .....2024 in the presence of



Signature: [Handwritten Signature]

Name: SUNDAY SEVINE MUKHUTA

Qualification: DIRECTOR

Postal Address: 680 AM

Signature: [Handwritten Signature]


Name: NEEMA VEDASTUS

Designation: ADVOCATE

Postal Address: 20051, SAH AJ SALAM



STAMP DUTY  
Shs: 716,062/- Collected  
49341154 51498  
Receipt No: ..... Date: 18/03/2024  
[Handwritten Signature]  
Regional Manager - Kariakoo

  
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Neema Vedastus  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 22/03/24

  
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Neema Vedastus  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 22/03/24