

LEASE AGREEMENT

This LEASE AGREEMENT is made this Day of May, 2025

BETWEEN

SINZA DELUXE COMPANY LIMITED of P.O BOX DAR ES SALAAM, with contact No **0672- 239 292** (hereinafter referred to as "the LESSOR" which expression shall, unless the context does so admit, include his heirs, legal personal representative and assignees) of the one part

AND


CTLED COMPANY LIMITED whose address is P. O BOX DAR ES SALAAM, TIN No 179 601 249 with contact number **+255 794 553 667** (hereinafter referred to as the LESSEE" which expression shall unless the context does so admit, include if successors, legal personal representative and assignees) of the other part.

WHEREAS;

- A. WHEREAS the LESSOR is the owner of the property at Plot Number **525**, Block "G" located at Mbezi Beach Makonde, Dar es Salaam region Tanzania AND WHEREAS the LESSOR is desirous of leasing the said premises to the LESSEE and in consideration thereof, LESSEE is willing to rent for the space/Godown based upon the terms and conditions under this agreement.

NOW THIS LEASE WITNESSETH AS FOLLOWS

1. COMMENCEMENT AND DURATION OF THE LEASE

The Lease shall be for a term of ~~one~~ ^{three} years (³⁶ Months) with an option to renew commencing from the day of 22/05/2025 to the 22/05/2028 of 2028 
payment one year one time, not increase the price, keep

2. THE DEMISED PREMISES;

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The Lessor has agreed to demise to the Lessee the space/godown premises situated and described on Plot **Number 525, Block "G"** located at Mbezi Beach Makonde, Dar es Salaam region Tanzania (hereinafter referred to as the 'demised premises/ Tembo hall) for **GODOWN/STORAGE PURPOSES ONLY.**

3. RENT AND TERMS OF PAYMENT;

- a) IN THE CONSIDERATION of the rent and covenants hereinafter reserved and contained the LESSOR hereby demises unto the LESSEE the Demised GODOWN Premises for a term of 12(twelve) months, that the rent payable in respect of the demised premises shall be **TSHS 3,000,000/=** per month free from any deductions or other service charges.
- b) The service charges shall include general security, garbage disposal, use of common toilets facilities and constant water supply.
- c) The LESSEE shall pay the rent in twelve months installment amounting to **TSHS. 36,000,000/=** (thirty Six Million) in advance at the beginning of the contract.
- d) The amount stated should be paid through the Tanzania Commercial Bank (TCB), in the **Account No 01700000223** with name **SINZA DELUXE CO. LTD .**
- e) The LESSEE is hereby notified and always reminded that the premise is rented as a Godown ^{and production products} so he must ensure occupancy of the premises by a reasonable manner throughout the lease term.
- f) the LESSEE shall ensure premises are handed over back to the LESSOR in a clean and satisfactory condition as was handed over at the beginning of the contract by the LESSOR to the LESSEE
- g) That the LESSEE paying the rent hereby reserved, observing and performing all his obligation under this agreement shall quietly and peaceful HOLD and enjoy the Said demised premises during the term hereby created without unlawful interruption by the LESSOR, any person claiming under him or in trust of him. If the LESSEE fails to fulfill its obligations of paying rent and service charge as per the contract instructed this will automatically lead to the termination and eviction proceedings of the LESSEE.
- h) After EVICTION the LESSOR will hold the LESSEE belongings for period of 30 Days if the LESSEE will fails to pay their outstanding's Rent or Service Charge the LESSOR will have to auction the LESSEE belongings so as to refund the outstanding Balance that the LESSEE owes to the LESSOR.

- a) To pay the rent on time and in the manner aforesaid reserved by Cheque (or by such other mode of payment nominated by Lessor) to the account of the Lessor to the Lessee free and clear of all taxes and deductions (save for statutory withholding and value added tax) whatsoever and free from exchange or commission which shall be for the account of the Lessee.
- b) The LESSEE shall not use the LEASED PREMISES for any other purposes other than for storage ^{and production products} and other purposes incidental there to, which shall at all times be lawful. *C. Smaller*
- c) That after automatic TERMINATION and EVICTION resulting from the above circumstance the LESSOR will hold the LESSEES'S belongings for the period of 30 Days if the LESSEE fails to pay their Outstanding Rent and service charge. The LESSOR will thereafter auction the LESSEE belongings so as to refund the outstanding balance that the LESSEE has to the LESSOR.
- d) To pay, bear and discharge all own electricity, and non-household garbage charges in respect of the demised premises during the term of the lease.
- e) To maintain the demised premises in clean and sanitary condition and bear, pay, discharge all sewerage and cesspit emptying charges attributed to the demised premises and to provide for and remain responsible for security at all times within the confines of the demised premises .
- f) That, he will not do anything which is against the law at the demised premises, and if it happens then the Lessor will be exclusively not be held liable or accomplice

5. GENERAL RESTRICTIONS IMPOSED BY THE LESSOR TO THE LESSEE.

- Not to store or bring upon the demised premises or building any articles combustible, inflammable or of dangerous nature and to comply with all recommendations of fire authorities as to fire precautions relating to the demised premises or building not to do or permit to be done anything upon the demised premises, or any part thereof, which may become a nuisance, annoyance, damage or inconvenience to the LESSOR, or occupiers of adjoining premises, or in the neighborhood, or to do or suffer to be done anything whereby the insurance policy of premises, or any part thereof any be rendered void or voidable, or the increase to premium, and to reimburse all expenses or increases incurred by virtue of the breach of the covenant, and all such payment shall be added to and recoverable as rent.
- Not to or suffer on the demised premises or any part of the building any act, matter or thing whatsoever which may be or tend to annoy, damage disturb the Lessor or owners or occupiers of any adjoining or neighboring premises.
- To use and occupy the demised premises solely and exclusively for STORAGE PURPOSES ONLY. *Smaller*
- To bear, *and production products* pay and discharge all existing and future rates and impositions charged on the owner or occupier in respect of the premises.
- Not to assign, sublet or part with the possession of the said premises or any part thereof without the prior written consent from the landlord

6. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS

THE LESSOR HEREBY COVENANTS with the **LESSEE** (subject to the payment by the tenant of the rents and provide the tenant has complied with all the convents and obligation on the part of the tenant to be performed and observed) as follows

- To maintain repair, amend, renew, repaint and redecorate and otherwise keep in good and tenable condition.
- That the tenant paying the rent and observing the several conditions and stipulations herein contained, shall during the tenancy quietly enjoy the premises without any interruption from the Landlord or any person or persons lawfully claiming under or in trust for it.
- The landlord should ensure the improvement of the premises

7. NOTICES

Any notice required to be served hereunder on the Landlord shall be sufficiently served if forwarded by registered post to its usual address or and on the Tenant, if sent by registered post delivered to the house in the premises during normal time of business.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

SIGNED and DELIVERED by the said
**CHARLES MALLYA (on behalf of Sinza
Deluxe Co. Ltd)**

who is known to me personally

The latter being known to me personally.

This ^{15th} day of ^{May} 2025



LESSOR

BEFORE ME:

Name: NELSON SAMSON M.

Signature 

Postal Address P.O BOX 33370 DAR ES SALAAM

Qualification: ADVOCATE/ COMMISSIONER FOR OATHS



**SIGNED and DELIVERED by the said LIU MIN
holder of passport No EJ5065130 (on behalf
of CTLED Co. Ltd)**

who is known to me personally

The latter being known to me personally.

This 15th day of May 2025



LESSEE

BEFORE ME:

Name: NELSON SAMSON M.

Signature

Postal Address P.O BOX 33370 DAR ES SALAAM

Qualification: ADVOCATE/COMMISSIONER FOR OATH



