

LEASE AGREEMENT

BY AND BETWEEN

**AIM STEEL LIMITED
("Lessor or Landlord")**

AND

EZE – (GREEN WHEELS TANZANIA LTD)

("Lessee or Tenant")

LEASE AGREEMENT

THIS LEASE, dated this 01.12.2023 is made between AIM STEEL LTD; a limited liability company incorporated in Tanzania under the Companies Act, Chapter 212 and issued with Certificate of Registration number 38214 dated the 28th day of October, 1999 hereinafter to be referred as the Lessor, and **EZE – (GREEN WHEELS TANZANIA LTD)** (Tin 165 163 583) MOBILE NO +255 769 662 519 , as Lessee.

1. CERTAIN LEASE PROVISIONS:

The descriptions and amounts set forth below qualified by their usage elsewhere in this lease, including those articles referred to in parenthesis:

1.1 Demised Premises (Article 3.2): SHOP # _____, AIM MALL PLOT NO. 445, BLOCK 'CC' MAJENGO AREA, ARUSHA, TANZANIA

1.2 Gross Leasable Area of Demised Premises (Article 3): approximately _____ SQM

1.3 Use Clause (Article 7)

1.4 Lease Term (Article 4.1) 2 Years.

1.5 Lease Commencement Date (Article 4.1) 01.12.2023

1.6 Lease Expiration date (Article 4.1) 30.11.2025

1.7 Security Deposit (Article 5.2) \$ 600 USD (200X3)

1.8 Lessee's Addresses (Article 5.1):

A) Notice address

P.O. BOX _____, ARUSHA, TANZANIA

1.9 Lessor's Addresses (Article 5.1):

A) Notice address:

P.O. BOX: 530, ARUSHA, TANZANIA

B) Payment address

MANAGEMENT OFFICE, AIM MALL, MAJENGO, PLOT NUMBER 445 BLOCK 'CC' ARUSHA, TANZANIA

1.10 Base Rent Commencement Date (Article 5.1) 01.12.2023

	MONTHLY RENT
1	\$ 200 INCLUSIVE
2	\$ 200 INCLUSIVE

1.16 This Lease consists of 16 Articles on 33 pages, plus Schedules A, B, Cadditional pages of addenda.

Lessee's Signature 

Lessor's Signature Kanak.K.Patel.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1 In this Lease Agreement, unless repugnant to the context, the following terms shall have the following meanings:

"Applicable Law" means all applicable laws, bye-laws, statutes, rules, regulations, orders, ordinances, notifications, of any Governmental Authority or Person acting under the authority of any Governmental Authority or of any statutory authority whether in effect on the Lease Date or thereafter;

"Carpet Area" means all that space including columns that lie within the Demised Premises calculated by measuring from the outside of exterior walls and the center of party/ dividing walls;

"Service Charges" means the common area maintenance charges to be paid by the Lessee from the Commencement Date to the Lessor directly or to the Mall Manager, on the instructions of the Lessor, in accordance with the terms of this Lease Agreement;

"Commencement Date" means the date of commencement of lease of the Demised Premises being (i) the date falling 90 days from the Possession Date; or (iii) the Opening Date (as hereinafter defined), whichever is earlier;


D.R.K
KKP.

drawings, specifications, or otherwise with respect to initial alteration of the Demised Premises, subsequent remodeling thereof, installation of signs including subsequent changes thereof, or the like, the Lessee specifically agrees promptly to pay to the Lessor or the Lessor's architect for all charges involved in the review (and re-review, if necessary) and approval or disapproval thereof whether or not approval shall ultimately be given.

16.16 Public Announcements- The Lessor and the Lessee shall not make any declarations, announcements or disclosures to the public with respect to this Lease Agreement or the relationship between the Parties without first obtaining the written consent of the other Party.

16.17 Entire Understanding- This Lease Agreement, together with the Annexures attached hereto, contain and embody the entire understanding of the Parties hereto with respect to the subject matter hereof, and no prior representations, inducements or agreements, oral or otherwise, between the Parties, which are not contained in this Lease Agreement and its Annexures (if any), shall be of any force or effect.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement in any number of counterpart copies, each of which shall be deemed an original for all purposes as of the day and year first above written.

<p>For and on behalf of</p> <p>AIM STEEL LTD</p> <p>(LESSOR)</p> <p><i>KAMUK K. Patel</i></p>	<p>For and on behalf of</p> <p>EZE – (GREEN WHEELS TANZANIA LTD)</p> <p>(LESSEE)</p> <p>.....</p> <p><i>ZAINABU RAMADHANI KASIM</i></p>
	

WITNESSES:

1. *JOUCE SAMUEL MAFIE*

Jouce
P.O. Box

ADVOCATE/COMMISSIONER FOR OATHS

*Z-RIK
KKP.*

ANNEXURE - A

DESCRIPTION OF DEMISED PREMISES

Carpet Area:

All that space admeasuring sq.m bearing shop no. _____ on the _Floor.

[EXTRA ATTACHEMENT OF FLOOR PLANS – 2 PAGES]