

## LEASE AGREEMENT ON OFFICE ROOM

This lease agreement is made on this.....1<sup>ST</sup> ...Day of.....JUNE..... 2026

### BETWEEN

REGINA ELIFURAHA MSUYA of P.O.BOX 100114, Dar es Salaam (hereafter referred to as LESSOR/LANDLORD which expression where the context so admits includes the person deriving title under the lessor, its successor in title and assigns) of one part.

### AND

TACOM IMPORT AND EXPORT LIMITED of P.O.Box 100116 Dares Salaam. (Hereafter referred to as LESSEE/TENANT which expression where the context so admits includes the person deriving title under the lessee, its successor in title and assigns) of the other part. On the lease by the latter, with PML No 04855DOM Tambi Area, Mpwapwa District, Dodoma Region, Subject to following terms and conditions:-

1. REGINA ELIFURAHA MSUYA will offer and TACOM shall take lease of the land which is located in the plot mentioned above.
2. The initial lease period for the subject facilities at the plot shall be one year starting from 1<sup>st</sup> of June 2025 to 1<sup>st</sup> of June 2030 with an option of automatic extension on one-year basis upon the expire of the previous year of lease, if no notice of termination is given by either party. The written notice should be given at least three months prior to the expire date by the part who wishes to terminate the lease agreement.
3. REGINA ELIFURAHA MSUYA shall not terminate the lease of the facilities with TACOM unless there are requirements for REGINA ELIFURAHA MSUYA own use for which the lease shall be terminated whenever there is need based on consultations between two parties.
4. The rental of the land shall be based on a lump sum charges of **Tsh. 200,000 (Two Hundred Thousand Only)** VAT included per month, and shall be paid in advance and full by TACOM on every six months basis with total amount of **Tsh. 1,200,000(One Million Two Hundred Thousand Only)** to the account of REGINA ELIFURAHA MSUYA.
5. The rental of the six months starts from 1<sup>st</sup> of June 2026 shall be paid by TACOM on time. The rental every consecutive six months shall be paid by TACOM on or before the expire date covered by previous payment for the rental without any delay.

6. In case the facilities mentioned above are damaged by natural damages, disaster or any by the quality of the facilities themselves, REGINA ELIFURAHA MSUYA should be responsible to repair and the relevant expenses.
7. TACOM shall use the facilities reasonably and be responsible to any damages of the mentioned facilities caused by its fault and negligence.
8. TACOM Has to bear pay all charge of water and electricity consumed on the premises
9. TACOM shall be responsible for safety and security of all his belongings at the area. Any pilferage or other risks if incurred on his belongs inside the office shall be beyond the liability and responsibility of REGINA MSUYA.
10. Both parties shall abide by the local laws and regulations and TACOM shall abide the rules and regulations in respect of safety, fire prevention and environment
11. Any party who wants to terminate the lease should inform the other party by writing 2month before the time of termination. The party should take responsibility of all the inconvenience and loss of the other party without abides this clause.
12. Breach of terms and condition of this lease agreement by either part, this agreement will be automatically terminated.
13. All the matters concerning the implementation of the agreement shall be settled through mutual consultation between the two parties.
14. This contract will be effective after being signed by both parties.
15. The agreement is made on 1<sup>st</sup> of June 2025 with two original copies each with the same effect. Each party shall retain one copy duly signed by both parties.

IN WITNESS WHEREOF the parties hereto have executed this lease agreement in the manner and on the day hereinafter appearing

**Signed Sealed and Delivered on  
Behalf of TACOM**

Name: GREYSON MATHELO

Position: DIRECTOR



Signature: *Cay*

Date: .....

Signed Sealed and Delivered on  
FOR M/S REGINA MSUYA

Name: REGINA JOEL

Position: CO. SECRETARY



Signature: *[Signature]*

Date: .....

STAMP DUTY  
24,000/-  
Amount Collected  
Receipt No. 98412319694 Date 29/07/2026  
*[Signature]*  
Regional Manager - Temeke