

LEASE AGREEMENT

BETWEEN

MOHAMMED S KANDURU

AND

PROSPERIS TRANSPORTATION

AND LOGISTICS ( TANZANIA)  
LIMITED

2026

## LEASE AGREEMENT

This Lease Agreement is made and entered into this 6<sup>th</sup> day of January , 2026, by and between:

---

MOHAMMED S. KANDURU, of P.O. Box 23874, Dar es Salaam, Tanzania (hereinafter referred to as the “Lessor”)

AND

PROSPERIS TRANSPORTATION AND LOGISTICS (TANZANIA) LIMITED, a company incorporated under the laws of Tanzania with its principal office at P.O. Box 204, Dar es Salaam (hereinafter referred to as the “Lessee”)

### **WHEREAS:**

- The Lessor is the lawful owner of a parking space located in Mikocheni Industrial Area, Dar es Salaam;
- The Lessee desires to lease the said parking space (yard) for the purpose of parking cars
- The Lessor has agreed to lease the premises to the Lessee under the terms and conditions set forth herein.

### **NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

#### **1. LEASED PREMISES**

The Lessor hereby leases to the Lessee, and the Lessee hereby takes from the Lessor, the parking space located at Mikocheni Industrial Area, Dar es Salaam (the "Premises") for the storage of cigarettes.

#### **2. TERM**

The lease term shall be for a period of three (3) year, commencing on the 6<sup>th</sup> day of January, 2026, and ending on the 5<sup>th</sup> day of January, 2029, unless terminated earlier in accordance with this Agreement.

### **3. RENT**

The monthly rent for the Premises shall be Tanzanian Shillings Three hundred thousand (TZS 300,000). The rent shall be payable in advance on or before the 5th day of each month to the Lessor's designated bank account or as may be directed in writing.

### **4. SECURITY DEPOSIT**

Upon signing this Agreement, the Lessee shall pay a refundable security deposit equivalent to one month's rent (TSZ 300,000), to be held by the Lessor and refunded (less any deductions for damage or unpaid rent) at the end of the lease term.

### **5. USE OF PREMISES**

The Premises shall be used exclusively for the purpose of parking cars. The Lessee shall not make any alterations, improvements, or structural changes without prior written consent of the Lessor.

### **6. MAINTENANCE AND REPAIRS**

The Lessee shall keep the Premises in good condition and shall be responsible for any damage caused by its employees, agents, or clients. The Lessor shall be responsible for major structural repairs unless such damage arises from the Lessee's use.

### **7. UTILITIES**

The Lessee shall be responsible for payment of all utility charges associated with the use of the Premises including electricity, water, security, and any municipal rates unless otherwise agreed in writing.

### **8. INSPECTION**

The Lessor shall have the right to enter the Premises upon reasonable notice for the purpose of inspection, maintenance, or showing the property to prospective tenants or buyers.

### **9. TERMINATION**

Either party may terminate this Agreement by giving 60 days' written notice prior to the expiration of the lease term. The Lessor may terminate the Agreement with immediate effect in the event of:

- Non-payment of rent beyond 30 days,
- Illegal use of the Premises,
- Breach of any term herein.

**10. RENEWAL**

This lease may be renewed upon mutual agreement of both parties, with terms to be negotiated prior to expiration.

**11. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

**12. ENTIRE AGREEMENT**

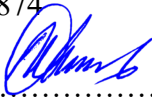
This Agreement constitutes the entire agreement between the parties. Any amendments must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 6<sup>th</sup> day of January, 2026.

LESSOR:

Mohammed S. Kanduru

P.O. Box 23874

Signature:  .....

**BEFORE ME:**

Name: Elizabeth Wilson Kiguha .....

Signature:  .....

Address: Dar es Salaam .....

Qualification: Advocate .....



Signed at Dar es Salaam this 6<sup>th</sup> day of January, 2026

LESSEE:

For and on behalf of PROSPERIS TRANSPORTATION AND LOGISTICS (TANZANIA)  
LIMITED

P.O. Box 204,


Name: FENG LIU .....

Signature:  .....

Qualification : Director .....

**BEFORE ME:**

Name: Elizabeth Wilson Kiguha .....

Signature:  .....

Address: Dar es Salaam .....

Qualification: Advocate .....



Signed at Dar es Salaam this 6<sup>th</sup> day of January, 2026