

LEASE AGREEMENT

This Lease Agreement is made and entered into on this 8th day of April, 2026, by and between:

Mr. Gabriel Mushranzi,
of P.O. Box 31585, Dar es Salaam,
(hereinafter referred to as the "Lessor")

AND

EAC Group (T) Limited,
of P.O. Box 60206, Dar es Salaam,
(hereinafter referred to as the "Lessee")

1. LEASED PROPERTY

The Lessor hereby leases to the Lessee the property known as:

Plot No. 2018, Block D, Mugo Street, opposite Cargo Terminal, Julius Nyerere International Airport, Dar es Salaam
(hereinafter referred to as the "Premises")

2. TERM OF LEASE

The lease shall be for a period of **ten (10) years**, commencing on **8th April 2026** and expiring on **7th April 2036**, unless terminated earlier in accordance with this Agreement.

3. RENT

The Lessee agrees to pay to the Lessor a monthly rent of:

TZS 700,000 (Tanzanian Shillings Seven Hundred Thousand Only)

- Rent shall be payable monthly in advance on or before the ___ day of each month.
- Payments shall be made to the Lessor or to a designated account as instructed in writing.

4. USE OF PREMISES

The Premises shall be used for lawful business purposes only and shall not be used for any illegal or unauthorized activities.

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5. MAINTENANCE AND REPAIRS

- The Lessee shall maintain the Premises in good condition, reasonable wear and tear excepted.
- The Lessor shall be responsible for structural repairs unless damage is caused by the Lessee's negligence.

6. ALTERATIONS

The Lessee shall not make any structural alterations or major modifications to the Premises without prior written consent from the Lessor.

7. UTILITIES AND CHARGES

The Lessee shall be responsible for all utility bills and other charges related to the use of the Premises during the lease period.

8. TERMINATION

- Either party may terminate this Agreement by giving **three (3) months written notice**.
- In case of breach of any terms, the non-breaching party may terminate the Agreement upon written notice if the breach is not remedied within a reasonable time.

9. RENEWAL

Upon expiration, the lease may be renewed upon mutual agreement of both parties under new terms to be negotiated.

10. GOVERNING LAW

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

11. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties and supersedes all prior agreements or understandings.

12. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the day and year first above written.

LESSOR:
Name: GABRIEL MUSHMANZIGO
Signature: Gabel
Date: 8/04/2026

LESSEE:
For and on behalf of EAC Group Co. Ltd
Name: YONAH PETER DAVID
Title: DIRECTOR
Signature: Yonah
Date: 08/04/2026



WITNESSES:

1. Name: CLINTON JULIAS KIPENGELE
Signature: [Signature]
Date: 08/04/2026
2. Name: _____
Signature: _____
Date: _____

