

THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT NO. 4 OF 1999
CONTRACT OF LEASE

PLOT NO. 77, MIKOCHENI
 LIGHT INDUSTRIAL AREA
 KINONDONI, DAR ES SALAAM



I, **DR. OMAR ABDALLAH SUEDI** of P. O. Box 3707, Dar es Salaam (hereinafter called "The Lessor") of one part.

HEREBY AGREE to lease part of the right of occupancy registered under the name above reference to **SONELL ENERGY LIMITED** of P.O. Box 12288 Dar es Salaam (hereinafter referred to as "the Lessee") of the other part

1. Description of the land to be demised: **PLOT NO.77, MIKOCHENI LIGHT INDUSTRIAL AREA, KINONDONI DISTRICT, DAR ES SALAAM.**

2. Duration/type of lease: **24 months from 01st January 2026 to 31st December 2027**

3. Purpose of lease: **Commercial/Store**

4.0 The contract is for the period of one 24 months from 01st January 2026 with the option to renew at a monthly rent of:

4.1 Rent: **TANZANIAN SHILLINGS FIVE HUNDRED THOUSAND (TZS 500,000/=)** per month, being **TANZANIAN SHILLINGS SIX MILLION (TZS 6,000,000/=)** for Twelve (12) months.

4.2 Mode of payment: Cash at the time of execution of this lease as per 4.1 above, once and not less.

5.0 Date of execution of the Lease: on payment of 12 months' rent in advance.

6.0 Date of delivery of possession of the demised premises to the Lessee: **IN POSSESSION.**

7.0 **Covenants by the Lessee:**

7.1 To pay rent reserved on the day and in the manner aforesaid and in case of default right of entry is given to the Lessor.

7.2 To pay all charges for electricity and water (if consumed) on the demised premises each month regularly.

7.3 To keep the interior of the demised premises, including all windows, glass (whether external or internal) locks, fasteners, drains, sanitary

and water apparatus, fixtures and additions thereof in tenantable repair and condition throughout the lease term without any alterations as shall be sanctioned in writing by the Lessor and to yield up the same in such repair and condition at the termination of the lease, the cost or alteration shall be paid by the Lessee and not demanded from the Lessor.

- 7.4 To permit the Lessor and his agents with or without workmen and others and with all necessary appliances at all reasonable times to enter upon and examine the condition of the premises.
- 7.5 Not to assign, sublet or otherwise dispose of the leased property or any part thereof without written consent of the Lessor.
- 7.6 To use the demised premises for Commercial only.
- 7.7 At the expiration or sooner the termination of the lease quietly to yield the premises in good and tenantable repair and condition.
- 7.8 To abide by the regulation governing commercial/residential apartment, especially with regards to city regulation in respect to garbage and refuse.
- 7.9 To ensure that the rent for the next period of Twelve months, is paid one month before the expiry of the paid up period.
- 7.10 To pay stamp duty charged on the lease agreement to the Tanzania Revenue Authority (TRA).
- 7.11 To be responsible and to indemnify the Lessor against all damages occasioned to the demised premises or any part of the building or to any other part of adjacent premises or to any person caused by the Lessee or invitee of the Lessee.
- 7.12 Not to store or bring upon the demised premises or building any articles of combustible inflammable or dangerous nature and to comply with all recommendations of the Fire and Safety Authorities as with regard to Fire Precautions in relation to the specific use of the demised premises.
- 7.13 The Lessee will be responsible to arrange and pay for security services for his demised premises.

8.0 Covenants by Lessor:

- 8.1 The Lessee observing all the covenants and conditions in this lease shall peacefully hold and enjoy the demised premises during the lease term without any interruption by the Lessor or any person rightly claiming under or in trust for it.

IT IS HEREBY AGREED that if any dispute, doubt or question shall arise between the Lessor and the Lessee regarding the construction, meaning or effect of this deed or any clause thereof or their respect rights and liabilities here under the same shall be referred to the arbitration of two Arbitrators, one of which shall be appointed by the Lessor and one by the Lessee whose decision shall be final and binding on both parties. Should the Arbitrators fail to reach the agreement, then either shall be at liberty to refer dispute to a Court of competent jurisdiction for decision. The cost of arbitration and the suit if any shall be borne by the defaulting party.

9.0 Option: by mutual agreement after expiry

10.0 Notice: Each party to give 30 days' Notice either to renew or vacate.

IN WITNESS WHEREOF the parties hereto have executed these agreement on the day and in the manner herein written.

SIGNED and DELIVERED


At Dar es Salaam by the said

DR. OMAR ABDALLAH SUEDI

Who is identified to me by

The latter known to me personally.

This 15th day of JANUARY, 2026.


LESSOR

SIGNED and DELIVERED

At Dar es Salaam by the said

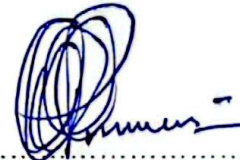
ISMAIL SAID HEMED

On behalf of SONELL ENERGY LIMITED

Who is identified to me by

The latter known to me personally.

This 15th day of JANUARY, 2026.


LESSEE

In my presence:

Signature: 

Name: DERICK P. KAHIGI

Address: P.O. BOX 6027, DAR ES SALAAM

Capacity: Advocate/Commissioner for Oaths

