

**LEASE AGREEMENT**

**~~DEO~~ERATIUS EMILY MARANDU**

**AND**

**INTOP ALUMINIUM FACTORY CO. LTD**

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**CONCERNING THE LEASE OF WAREHOUSE LOCATED AT ZEGELENI INDUSTRIAL  
AREAS KIBAHA , PLOT NO \_\_16\_, BLOCK “J” COAST REGION.**

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**Drawn By:**

Legal Office

Emirate House – Mezzanine Floor, Shekilango Road,

P.O. Box 54618, Dar es Salaam Tanzania.

Mob: +255 686 367484

**LEASE AGREEMENT**

**THIS LEASE AGREEMENT** is made this .....<sup>1<sup>st</sup></sup>..... day of .....<sup>AUGUST</sup>..... 2025

**BETWEEN**

**DEOGRATIUS EMILY MARANDU**, a natural person, with residences at Emirate House at Sinza madukani, P.O. Box 54618, Dar es Salaam, (hereinafter referred to as “**the Lessor**”), which expression where the context so admits includes the person deriving title under the Lessor, its successor and assigns of the one part;

**AND**

**INTOP ALUMINIUM FACTORY CO. LTD**, a duly incorporated company registered under the laws of the United Republic of Tanzania, of P. O. Box 54618, DSM - Tanzania, Mob: +255 763 700 726 (hereinafter referred to as ‘**the Lessee**’), which expression where the context so admits includes the person deriving title under the Lessee, his successors and assigns of the other part.

**WHEREAS**, the Lessor is a legal owner of Emirate House situated at ZEGELENI INDUSTRIAL AREAS KIBAHA , PLOT NO \_\_16\_\_, BLOCK “J” COAST REGION.

**WHEREAS**, the Lessor is desirous to lease the Office space to the Lessee.

**THE PARTIES HEREINABOVE NAMED WITNESSETH** the following:

**1. DESCRIPTION OF THE PROPERTY**

The warehouse is located at EGELANI INDUSTRIAL AREAS KIBAHA , PLOT NO \_\_16\_\_, BLOCK “J” COAST REGION. (the said building together with the plot where it is situated shall hereinafter be called the “Property”).

**2. COMMENCEMENT AND DURATION OF THE LEASE**

The Lease hereby created shall be valid for a period of **four (04) Years** commencing on The term may be renewed upon mutual consent of the parties and upon new terms and conditions.

**3. RENT PER SQUARE METER**

Rent per square meter is Tanzanian shillings **20,000** (say twenty thousand)

Lessor’s Initials: .....

Lessee’s Initials: .....

Other charges include Tanzanian shillings **3,000** (say three thousand) plus the cost, charges and expenses which the lessor may from time to time incur in connection with or in procuring the remedying of any breach by the Lessee of any of the covenants on the part of the Lessee contained in this Lease.

#### **4. RENT PAYABLE**

- 4.1 The monthly rent shall be **Tshs.230,000/-** (say two hundred thirty thousand shillings)
- 4.2 The Lessee, shall within 30 days upon signing this Agreement pay a total annual rental amount of **Tshs. 2,760,000/-** (say two million seven hundred sixty thousand shillings) subject to clause 4.1 above.
- 4.3 The said rent amount shall be payable to the Lessor's bank account as stipulated hereunder:  
Bank Name: **MWANGA HAKIKA BANK**  
Account Number: **2100050000126**  
Account Name: **DEOGRATIUS EMILY MARANDU**  
Branch: **MWANGA TOWER**

#### **5. THE LESSEE HEREBY COVENANTS WITH THE LESSOR** as follows:

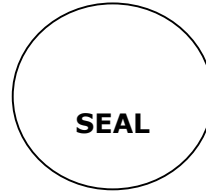
- 5.1 To effect timely remittance of the payable rent as per the terms and conditions stipulated under clause 4.0, except as shall be otherwise agreed by the Parties under this Agreement in writing.
- 5.2 To maintain the Premises' electrical, water and sanitary fixtures and fittings in good condition and repairs.
- 5.3 the Lessee shall not carry out any alterations or additions to the Demised Premises without the Lessor's prior written consent which the Lessor shall not unreasonably withheld; Provided always that such alterations and additions (if any) carried out by the Lessee with the Lessor's consent shall be removed by the Lessee at the expiration or sooner termination of the term hereof and the Leased Premises shall be restored to its original setting as it was at the commencement of this Lease.
- 5.4 The Lessee shall not assign, sublet or transfer the possession of the Demised Premises or any part thereof without the Lessor's prior written consent.
- 5.5 The Lessee shall keep and maintain at his own expenses policies of insurance against theft or loss by fire or damage of the contents of the Demised Premises

belonging to the Lessee and public liability coverage for personal injury and property damage and indemnify the Lessor against any claims arising from damage or loss due to fire, theft or any other incidents.

- 5.6 To comply with City or Urban Authorities requirements as to refuse collections, health regulations, which may include the removal from the premises of waste material, to dispose them in a safe manner as shall be required or directed by the City or Urban Authorities or Health Regulatory Bodies. This includes maintaining cleanliness of the outside area surrounding the demised premises.
- 5.7 The Lessee shall comply with all laws, orders and other public requirements pertaining to the Lessee's use of the Leased Premises.

**IN WITNESS WHEREOF** the **Lessee** and the **Lessor** duly execute this Agreement in a manner and on the dates hereinafter appearing and shall sign Two Original copies.

**SEALED** with the **COMMON SEAL** of the said  
**INTOP ALUMINIUM FACTORY CO. LTD**  
in our presencethis 1 day of AUGUST 2025



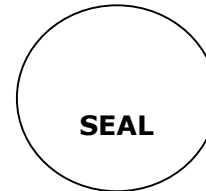
**THE LESSEE**

Full Name : FESTO KIMARIO  
Signature : [Handwritten Signature]  
Postal Address: P.O BOX 54618 DAR ES SALAAM  
Designation : COMPANY SECRETARY

Full Name : RAYNERY HAULE  
Signature : [Handwritten Signature]  
Postal Address: P.O BOX 445 MOROGORO  
Designation : ADVOCATE



**SEALED** with the **COMMON SEAL** of the said  
**DEOGRATIUS EMILY MARANDU**  
in our presencethis 1 day of AUGUST 2025



**THE LESSOR**

Lessor's Initials: .....  
Lessee's Initials: .....

Full Name : ..DEOGRATIUS.MARANDU..  
Signature : .....  
Postal Address: P.O BOX 54618 DAR ES SALAAM  
Designation : ..... MEMBER .....

Full Name : ..... RAYNERY HAULE .....  
Signature : .....  
Postal Address: P.O. BOX. 445. MOROGORO...  
Designation : ..... ADVOCATE .....



Lessor's Initials: .....  
Lessee's Initials: .....