

## LEASE AGREEMENT

THIS AGREEMENT MADE on this.....2.....day of.....JANUARY.....2026

### BETWEEN

**FARID AHMED BAZAR** (hereinafter referred to as the “LESSOR”) of, P.O. Box 7049, Dar es Salaam Tanzania which expression shall where the context so admits, include its successors, Administrator and assignee of one part.

### AND

**FAB INTERNATIONAL IMITED** a company incorporated under the laws of Tanzania (herein after referred as the “LESSEE”) of P.O. Box, 25324, Dar es Salaam, Tanzania (where the context so admits include his successor, Administrator and assignee) of the other part.

- A. **WHEREAS** the Lessor is the Lessor is the owner of the premises located at OILCOM Mbagala Service Station located near Karibu Textile Mills, Dar es Salam (hereinafter referred to as the “premises”).
- B. **WHEREAS** the Lessor is desirous of leasing to the Lessee and the Lessee is willing to lease from the Lessor the aid premises upon the terms and conditions set out hereinafter.

**THEREFORE**, the parties, for and in consideration of the terms, covenant, and agreements contained herein agree and understand well the lease agreement.

### NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:-

1. **DEMISE PREMISES:** the Lessor hereby leases to the Lessee and the Lessee hereby accepts on lease commercial house located at Plot No.69, Mbagala Light Industrial Area, Temeke in Dar es Salaam (hereinafter referred to as “the Industrial Areas”) upon the terms and conditions set out hereinafter.
2. **TERM:** the term of the lease shall be One (1) year commencing on the 1<sup>st</sup> Day of January, 2026, and ending on the 31<sup>st</sup> December, 2026, which period may be renewable subject to the terms and conditions hereinafter.
3. **RENT:** the monthly rent shall be the sum of **Tanzania Shillings Two Hundred Thousand** payable in its totality of a lump sum of **Tanzania Shillings Two Hundred Thousand** to be payment of annual, period directly to the Lessor after agreed with the Lessee wit Withholding Tax applicable.
4. **LESSEE’S COVENANTS:** the Lessee hereby covenants with the Lessor that during the term of this Lease Agreement each one have to obey and observe his/her obligations due to terms and conditions.

**5. THE LESSEE CONVENANTS WITH THE LESSOR** as follows:-

- a) To use the premises for commercial purposes only.
- b) To pay the rent as aforesaid on the days and in the manner aforesaid.
- c) To pay the stamp duty to the Tanzania Revenue Authority, that is one percent (1%) of the annual rent.
- d) To pay all water, telephone, electricity charges, utility as well as security consumed or used in the premises during the term of this lease or any extension thereof.
- e) Not to sub-let, transfer, assign or part with possession of the premises or any part thereof without the previous consent of the Lessor in writing.
- f) To keep and maintain the demise premise clean, tidy, healthy and tenantable condition throughout the term.
- g) To permit/allow the Lessor or his agent at all reasonable times and with prior notice during the said term of the tenancy with or without workmen or others to enter upon and examine the condition of the demised premises.
- h) Not to do or permit or suffer to be done upon the demised premises, anything which may be a nuisance or annoyance to, or in any way interfere with the quiet enjoyment and comfort of the neighbours;
- i) To hand over the peaceful possession of the premises as good condition as received.
- j) To comply with all municipal regulations and other legal requirements for the business they are conducting.

**6. THE LESSOR CONVENANTS WITH THE LESSEE** as follows:-

- a) That, the Lessee upon paying the rent and observing and performing the conditions and covenants herein contained, shall quietly and peaceably hold, possess and enjoy the said premises during the said term without any interruption and disturbance by the Lessor.
- b) To pay 10% of withholding tax and to produce to Tanzania Revenue Authority (TRA) receipt to the Lessee promptly.
- c) To clear all accrued bills relating to utilities.

7. **AND** it is **HEREBY** expressly agreed and declared between the parties as follows:

- a) That, if the rent hereby reserved or any part thereof shall be unpaid, and if there shall be any breach, non-performance or non-observance by the Lessee of any part of the covenants and conditions hereinabove contained, it shall be lawful for the Lessor at any time thereafter and upon serving the Lessee with notice to enter upon the premises, and this premises shall absolutely determine without prejudice to any right of action or remedy of the Lessor in respect of any breach of the covenants by the Lessee hereinabove contained.
- b) That, in case of force majeure such hostility, civil commotion or diplomatic grounds, the Lessor shall be at liberty to terminate the lease upon giving thirty days' notice. And that, the Lessee shall not be entitled to any payment other than the rent paid up to the aforesaid termination of the lease.
- c) That, this lease agreement may be renewed by the Lessee giving the Lessor a prior notice of at least one month of his intention to renew prior to the expiration of this lease.
- d) That, should the Lessee be compelled to remove its establishment from Tanzania due to war hostility, civil commotion, severance of Diplomatic relations or cessation of its activities in Tanzania, the lessee shall be at liberty to terminate the lease upon giving 30(thirty) days notice in writing and the rent paid advance shall be refunded by the Lessor to the Lessee.
- e) This agreement shall be governed by and interpreted in accordance with the Laws of Tanzania.

#### **DISPUTE SETTLEMENT**

This shall be either amicably or arbitrarily ways where parties shall use their best efforts to settle all disputes arising out of or in connection with this Agreement with the Laws of the Government of the United Republic of Tanzania.

#### **FORCE MAJEURE**

Neither party shall be liable to the other for inability to perform or delayed performance I terms of this Agreement should that inability or delayed arising from any cause of beyond reasonable control of such party provided that the existence of such cause has been drawn to the attention of the other party within reasonable time of occurrence of such case (hereinafter referred to as "*a Force Majeure*");

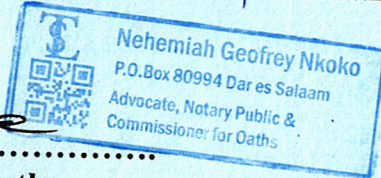
IN WITNESS WHEREOF, the parties have duly executed this Lease Agreement on the day and year herein before mentioned.

SIGNED and DELIVERED at Dar es Salaam by FARID AHMED BAZAR the latter being known to me personally/identified to me by personally This 2 day of JANUARY 2026

  
.....  
LESSOR

BEFORE ME:

  
.....  
Commissioner for Oaths




SIGNED and DELIVERED at Dar es Salaam on Behalf of FAB INTERNATIONAL IMITED the latter being This 2 day of JANUARY 2026



.....  
COMPANY'S STAMP

Name: AHMED FARID BAZAR

Signature: 

Qualification: DIRECTOR

Address: 70419 D.S.M

STAMP DUTY  
TShs 24,000/= Collected  
Receipt No. 9984125120414  
Peter Date 02/01/2026  
Regional ..... Temboke