

mmiliki wa sasa na aliyendeleza kiwanja hiki tangu mwaka 2005, hivyo ninakusudia kuidhinisha mchakato wa kumilikishwa kwa mmiliki wa sasa iwapo hakuna pingamizi litakalotolewa kwa muda wa mwezi mmoja tangu tarehe ya taarifa hii ilipotangazwa katika gazeti.

Endapo atapatikana awasiliane na MKURUGENZI WA MANISPAA YA KIGAMBONI S.L.P. 36009, DAR ES SALAAM kwa taarifa zaidi.

.....  
G. SIMIYU  
Afisa Ardhi Mteule  
Manispaa ya Kigamboni

TAARIFA YA KAWAIDA NA. 1231

SHERIA YA UMIKILI WA ARDHI YA MWAKA 1999  
(SURA 113)

KUSUDIO LA KUWAMILIKISHA NDUGU  
ABUBAKARY AGIB DIMANDO MSIMAMIZI WA MIRATHI YA MAREHEMU  
AGIB MOHAMED DIMANDO.

*Hati:* Na: 77849 Kiwanja Namba: 31 & 33 , Kitalu 'B'  
Mikocheni Katika Manispaa Ya Kinondoni.  
*Miliki Alieandikishwa:* MOHAMED S.L.P 15256 DAR ES SALAAM.

*Muombaji:* ABUBAKARY AGIB DIMANDO MSIMAMIZI WA MIRATHI  
YA MAREHEMU AGIB MOHAMED DIMANDO.

TAARIFA INATOLEWA kwamba Mmiliki wa kiwanja tajwa hapo juu aliuzia milki ya kiwanja hicho kwenda kwa AGIB MOHAMED DIMANDO (MAREHEMU) kwamba msimamizi wa mirathi ya marehe AGIB MOHAMED DIMANDO NI ABUBAKARY AGIB DIMANDO kwa mjibu wa mirathi namba 188, 2019 iliyosajiriwa katika mahakama ya mwanzo buguruni.

Ofisi inakusudia kutoa miliki hii kwenda kwa ABUBAKARY AGIB DIMANDO msimamizi wa mirathi ya marehemu AGIB MOHAMED DIMANDO iwapo hakutakuwa na pingamizi litakalowasilishwa kwa muda wa Siku Thelathini (30) tangu tarehe ya kutangazwa kwa taarifa hii katika gazeti.

Endapo atapatikana mwenye pingamizi, awasilishe pingamizi lake kwa MKURUGENZI WA MANISPAA YA KINONDONI, S.L.P. 31902, Dar Es Salaam

.....  
KELVIN KIPETA  
Afisa Ardhi Mteule  
Manispaa ya Kinondoni.

TAARIFA YA KAWAIDA NA. 1232

SHERIA YA ARDHI YA MWAKA 1999  
(SURA 113)

TAARIFA YA KUSUDIO LA KUTOHUISHA MILIKI,  
KUFUTA NA KURASIMISHA VIWANJA KATIKA ENEO LA

KITALU "A" ISAKALILO MANISPAA YA IRINGA

Kichwa cha habari hapo juu chahusika. Serikali kupitia Halmashauri ya Manispaa ya Iringa ilitoa miliki kwa wananchi mbalimbali katika kitalu "A" eneo la Isakalilo Manispaa ya Iringa (Orodha imeambatishwa).

TAARIFA INATOLEWA kwamba miliki zilizoordheshwa hapa chini zimekwisha muda wake. Aidha Serikali haina nia ya kuhuisha miliki hizo kwa sababu wamiliki hawakutimiza masharti yaliyotolewa katika miliki zao za umiliki kama inavyoelekezwa katika fungu la 32(3) la Sheria ya Ardhi (sura 133).

Hivyo basi kwa mwananchi yeyote mwenye pingamizi au maslahi katika viwanja hivyo anapaswa kuwasilisha pingamizi kwa Kamishna wa Ardhi msaidizi wa Mkoa wa Iringa kupitia Sanduku la Posta 785 Iringa ndani ya siku (15) tangu tarehe ya kutangazwa kwa taarifa hii katika gazeti la Serikali.

Imesainiwa leo Iringa tarehe 22 Januari 2025

.....  
ZERAH CHAULA  
Afisa Ardhi Mteule  
Halmashauri ya Manispaa ya Iringa

TAARIFA YA KAWAIDA NA. 1233

UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO. 4 OF 1999)

DESIGNATION OF LAND FOR INVESTMENT PURPOSES  
(Under Section 20)

1, IDRISA JUMA KAYERA of P. 0. Box S87, MOROGORO being Assistant Commissioner for Lands HEREBY DESIGNATE the following land(s) for investment purpose under the Tanzania Investment Act No. 26 of 1997:

- Area known as Farm No. 1691 at MANGAE - Mvomero District.
- Measuring Nine decimal point five one five (9.515) hectares bound with beacons 14BF457, 14BF449, 14BF358, 14BF560 and 14BF929 in Registered Plan No. 173319.
- Situated at MANGAE in Mvomero District.
- The land is designated for Farming And Animal Husbandry purpose.

Dated at MOROGORO this 8<sup>th</sup> day of December da2024.

.....  
Assistant Commissioner for Lands

Copies served upon us:

Director General of the Tanzania Investment Centre

Date:.....

Authorized officer in charge

Date:.....

# **LEASE AGREEMENT**

**DATED THIS 10<sup>TH</sup> DAY OF OCTOBER, 2025**

**BETWEEN**

**KALUTU ESTATES LIMITED**  
(as "Lessor")

**AND**

**PRIME POULTRY TANZANIA LIMITED**  
(as "Lessee")

**OVER**

**THE FARMLAND AND ESTATE SITUATED AT MGAGAU, MWANGA DISTRICT,  
KILIMANJARO REGION, TANZANIA**  
(the "Premises")

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**THIS LEASE AGREEMENT** is made on the 10<sup>th</sup> day of October, 2025.

**BETWEEN:**

1. **KALUTU ESTATES LIMITED**, a limited liability company incorporated in the United Republic of Tanzania, with its physical address at Mgagau, Mwanga District, Kilimanjaro Region, P.O. Box 175, Mwanga, Kilimanjaro, Tanzania (hereinafter the “Lessor”, which expression shall, where the context so admits, include its successors in title and permitted assigns); and
2. **PRIME POULTRY TANZANIA LIMITED**, a limited liability company incorporated in the United Republic of Tanzania, with its physical address at Old Morogoro Road, Kibaha, P.O. Box 40806, Dar es Salaam, Tanzania] (hereinafter the “Lessee”, which expression shall, where the context so admits, include its successors in title and permitted assigns).

(The Lessor and the Lessee are hereinafter referred to individually as a “Party” and collectively as the “Parties”).

**WHEREAS:**

- A. The Lessor is the legal and beneficial owner of the farmland and estate situated at Mgagau, Mwanga District, Kilimanjaro Region (the “Premises”).
- B. The Lessor has agreed to grant to the Lessee a lease over the Premises for the Term and at the rent, and subject to the covenants, conditions, and provisions hereinafter contained.

**NOW, THIS AGREEMENT WITNESSES AS FOLLOWS:**

**ARTICLE 1: DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this Lease, unless the context otherwise requires, the following terms shall have the following meanings:

- (a) “**Common Parts**” means the areas, roads, and amenities made available by the Lessor for use in common by the Lessee and other occupiers of the estate.
- (b) “**Lease Commencement Date**” means 01 day of February 2026 to 30th April 2031
- (c) “**Permitted User**” means the use of the Premises for poultry farming and related business purposes.
- (d) “**Rent**” means the initial monthly rent of Eight Thousand United States Dollars (USD 8,000).
- (e) “**Retained Parts**” means the assets and infrastructure listed below, which form part of the Premises and are made available for the Lessee's use under the terms of this Lease:
  - (i) Farmland with access roads;
  - (ii) Office Buildings;
  - (iii) Poultry Sheds/Housing;
  - (iv) Residential quarters (for up to 6 staff);
  - (v) Hatchery Building;
  - (vi) Animal Feed Mills and associated equipment;
  - (vii) Slaughterhouse (scheduled for construction);
  - (viii) Water Reserve Tanks (20,000 & 50,000-liter capacity);
  - (ix) Three (3) constructed water wells;

- (x) Water, steam, and drainage facilities;
- (xi) Livestock Reception Area, Chilling and Freezing Facilities, Packing Facilities, Dry Stores, Offal Facilities, and Disinfection Facilities.
- (f) “Term” means a period of Five (5) years commencing on the Lease Commencement Date.

### **1.2 Interpretation**

- (a) Words importing the singular include the plural and vice versa.
- (b) The term “person” includes any legal or natural person, company, or government body.
- (c) References to clauses are references to clauses of this Lease.
- (d) Headings are for convenience only and do not affect interpretation.

## **ARTICLE 2: GRANT OF LEASE**

Subject to the terms and conditions herein, the Lessor hereby grants to the Lessee the right to use the Premises for the Permitted User for the duration of the Term, together with the rights specified in Article 4.

## **ARTICLE 3: RENT AND PAYMENTS**

### **3.1 Monthly Rent**

The rent payable for the first year of the Term shall be Eight Thousand United States Dollars (USD 8,000) per month, exclusive of Value Added Tax (VAT).

### **3.2 Upfront Payment**

Upon execution of this Lease, the Lessee shall pay to the Lessor a total upfront amount equivalent to twelve (12) months' Rent, comprising:

- (a) A security deposit equivalent to six (6) months' Rent (USD 48,000); and
- (b) Rent paid in advance for the first six (6) months (USD 48,000).

### **3.3 Annual Escalation**

The Rent shall escalate at a rate of five percent (5%) annually on each anniversary of the Lease Commencement Date, unless otherwise agreed in writing by the Parties.

### **3.4 Method of Payment**

All payments of Rent shall be made in USD, exclusive of VAT at the prevailing rate (currently 18%), withholding tax and stamp duty on or before the fifth (5th) day of each month directly to the Lessor's bank account, the details of which are:

- Account Name: KALUTU ESTATES LIMITED
- Bank: STANBIC BANK
- Branch: Centre Branch Crnr Ali Hassan Mwinyi/ Kinondoni Road
- Account No.: 912 000 363 8500
- SWIFT Code: SBICTZTX

## **ARTICLE 4: RIGHTS GRANTED TO LESSEE**

The Lessor grants to the Lessee the right for itself, its employees, and authorized persons:

- (a) To have ingress to and egress from the Premises at all times, with or without vehicles.
- (b) To use the Common Parts for all purposes connected with the Permitted User.

(c) To the free passage of utilities (water, electricity, sewerage) to and from the Premises through existing infrastructure, subject to repair and maintenance.

## **ARTICLE 5: LESSEE'S COVENANTS**

The Lessee covenants with the Lessor as follows:

### **5.1 Payment of Rent and Outgoings**

To pay the Rent and any other sums due under this Lease punctually and without any deduction or set-off.

### **5.2 Utilities and Services**

To pay all charges for telephone, water, and electricity consumed on the Premises directly to the respective suppliers and to indemnify the Lessor against such charges.

### **5.3 Repair, Maintenance, and Decoration**

(a) To keep the Premises in good and tenantable repair and condition (fair wear and tear excepted).

(b) To keep the Premises clean and to dispose of all waste from its operations in an efficient, hygienic, and environmentally sound manner.

(c) To redecorate the interior of the buildings on the Premises as necessary to maintain a high standard, and in any event during the final year of the Term, using colors and materials reasonably approved by the Lessor.

### **5.4 Alterations**

Not to make any structural additions or alterations to the Premises without first obtaining the Lessor's prior written consent, which shall not be unreasonably withheld or delayed.

### **5.5 Signage and Advertisements**

Not to erect any signs, poles, or advertisements on the exterior of the Premises without the Lessor's prior written consent.

### **5.6 Statutory Compliance**

To comply with all applicable laws, regulations, and requirements of any competent authority relating to the Lessee's use and occupation of the Premises.

### **5.7 Access for Lessor**

To permit the Lessor or its authorized agents, upon giving at least two (2) days' prior notice (except in an emergency), to enter the Premises to inspect its condition and to ensure compliance with this Lease.

### **5.8 Alienation**

Not to assign, sublet, or part with possession of the whole or any part of the Premises without the prior written consent of the Lessor, which consent shall not be unreasonably withheld. A change in the beneficial ownership of more than 50% of the Lessee's issued share capital shall be deemed an assignment for the purposes of this clause.

### **5.9 Use of Premises**

(a) To use the Premises only for the Permitted User.

(b) Not to do anything on the Premises which may be or become a nuisance, annoyance, or cause damage to the Lessor or to occupiers of adjacent properties.

(c) Not to use the Premises for any illegal or immoral purpose.

#### **5.10 Costs and Indemnities**

To indemnify the Lessor against all losses, claims, and liabilities arising from any act, omission, or negligence of the Lessee or its agents, or from any breach of the Lessee's covenants herein.

#### **5.11 Yielding Up**

At the expiration or sooner determination of the Term, to yield up the Premises in a condition consistent with the covenants herein, remove all its movable assets, and return any keys to the Lessor. Return Condition: The Lessee undertakes to return the Premises upon expiry or early termination of this Lease in the same structural and functional condition as received, accounting for fair wear and tear.

Furthermore, any new fittings, improvements, or fixtures installed as part of the repairs listed above shall remain intact and shall not be removed from the Premises by the Lessee at the end of the Term.

#### **5.12 Parking and Common Parts**

To use only designated parking areas and not to obstruct any Common Parts or access roads.

#### **5.13 Notices and Defects**

To promptly notify the Lessor of any defect in the Premises that is the Lessor's responsibility to repair and of any notice or order received from any authority concerning the Premises.

### **ARTICLE 6: LESSOR'S COVENANTS**

The Lessor covenants with the Lessee as follows:

#### **6.1 Payment of Land Rent**

To pay all land rent and property rates payable in respect of the Premises, except those specifically designated as the Lessee's responsibility.

#### **6.2 Maintenance of Common Infrastructure**

To maintain in good repair the main access roads, boundary fences, and shared utility infrastructure up to the point of connection to the Premises.

#### **6.3 Compliance with Head Title**

To comply with the covenants and conditions contained in the head title under which the Lessor holds the Premises.

#### **6.4 Quiet Enjoyment**

That the Lessee, paying the Rent and observing its covenants, shall peaceably hold and enjoy the Premises during the Term without any unlawful interruption from the Lessor or any person rightfully claiming under it.

#### **6.5 Pre-Lease Repair Obligations**

As a condition precedent to the commencement of the Lease Term, the Lessor shall undertake and complete the following repair and rehabilitation works on the Premises, at its own cost:

##### **A. Timber/Chicken Mesh Partitions**

- Construct two (2) timber/mufindi wood and chicken mesh partitions in each block house.

### **B. Doors and Openings**

- Fabricate and fix complete iron plate doors with frames and barrel closers (3 units).
- Cut door openings in the wall for each partition.

### **C. Water Supply Infrastructure**

- Construct 5-meter-high tank upstands using concrete blocks.
- Install poly water supply piping to each house, including accessories and fittings.
- Fabricate black pipe upstands.

### **D. Electrical Supply and Fittings**

- Install electrical fittings (including 18 fittings per house, 6 per partition).
- Lay wiring, install switches, conduit pipes, and junction boxes as required.

### **E. Plaster and Floor Repair**

- Conduct plastering work on internal walls.
- Repair floors, fill cracks, and replace damaged wood framing above walls.
- Provide cement, sand, and other building materials necessary for plastering and floor work.

### **F. Side-Attached Food Stores**

- Carefully demolish and clear existing temporary structures.
- Excavate, build foundation and walling, install roofing, and complete construction of food stores attached to each house.
- Include complete iron plate doors and internal electrical supply.

### **G. Staircases (Ngazi)**

- Construct two concrete staircases for each partition using concrete blocks.

### **H. Hatchery Rehabilitation**

- Replace damaged ceilings.
- Repair all leakages and flooring.
- Install floor tiles.
- Repair or replace damaged doors.
- Repair water supply and electricity.

- Conduct internal painting and eve filling.
- Open water drains and repair all manholes.

## **ARTICLE 7: INSURANCE**

7.1 The Lessor shall be responsible to insure the demised property, and the Lessee shall be responsible to insure his business.

### **7.2 Lessee's Insurance Covenants**

The Lessee shall:

- (a) Not do anything that may void or lead to an increase in the premium of the Lessor's insurance policy.
- (b) Take out and maintain its own insurance policies for public liability, its assets, and business interruption.
- (c) Reimburse the Lessor for any additional insurance premiums incurred due to the hazardous nature of the Lessee's operations.

## **ARTICLE 8: PROVISOS**

### **8.1 Re-entry**

If the Rent is in arrears for twenty-one (21) days, or if the Lessee is in breach of any material covenant, or becomes insolvent, the Lessor may re-enter the Premises, and thereupon the Lease shall determine, but without prejudice to any right of action in respect of any antecedent breach.

### **8.2 Exclusion of Liability**

The Lessor shall not be liable for any loss or damage to the Lessee's property or business resulting from theft, fire, or interruption of utilities, unless caused by the Lessor's gross negligence.

### **8.3 Repairs Effected by Lessor**

The Lessor shall not be liable for any business interruption arising from repairs or improvements to the Premises, provided such work is carried out in a reasonable and timely manner.

### **8.4 Waiver**

No waiver by either Party of any breach of any term of this Lease shall be considered a waiver of any subsequent breach of the same or any other term.

### **8.5 Notices**

Any notice served under this Lease shall be in writing and sent by registered post or delivered by hand to the respective addresses of the Parties stated herein.

### **8.6 Demised Premises**

The demised Premises as of this lease agreement is subject to retained parts as stipulated under Article 1(e) of this agreement, therefore the remaining part of the land is not subject to this agreement, thus the Lessor is at liberty to enter into other agreements in respect of the remaining part of the land.

## **ARTICLE 9: OPTION TO RENEW**

If the Lessee wishes to renew this Lease, it shall give the Lessor written notice not less than three (3) months before the expiry of the Term. Provided the Lessee is not in breach of any material term

of this Lease, the Lessor shall grant a new lease for a further term at a rent and on terms to be mutually agreed upon.

#### **ARTICLE 10: GUARANTEE**

(Note: This clause is only effective if a Guarantor is named and signs this agreement.)

In consideration of this Lease being granted to the Lessee at the Guarantor's request, the Guarantor guarantees the payment of all sums due and the performance of all covenants by the Lessee under this Lease.

#### **ARTICLE 11: TERMINATION BY LESSEE**

The Lessee may terminate this Lease by giving the Lessor ninety (90) days' written notice if it becomes impossible or unprofitable to continue its business on the Premises. In such an event, the Lessee shall pay all rent due up to the termination date and shall be entitled to remove its movable assets.

#### **ARTICLE 12: FORCE MAJEURE**

Neither Party shall be liable for any failure to perform its obligations if such failure results from a Force Majeure Event (including acts of God, war, civil unrest, or government restrictions) beyond its reasonable control. The affected Party shall notify the other promptly. If the event continues for more than one month, either Party may terminate this Lease.

#### **ARTICLE 13: DISPUTE RESOLUTION**

The Parties shall first attempt to resolve any dispute arising from this Lease through amicable negotiation. If negotiations fail within fifteen (15) days, the dispute shall be referred to the exclusive jurisdiction of the courts of the United Republic of Tanzania.

#### **ARTICLE 14: GENERAL PROVISIONS**

##### **14.1 Entire Agreement**

This Lease constitutes the entire agreement between the Parties and supersedes all prior negotiations and agreements.

##### **14.2 Severability**

If any provision of this Lease is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

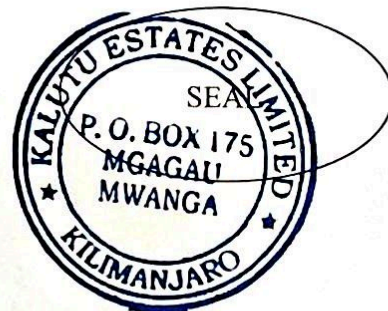
##### **14.3 Governing Law**

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

**IN WITNESS WHEREOF**, the Parties have executed this Lease Agreement as of the date first above written at Dar es Salaam.

SEALED with the COMMON SEAL of the said  
KALUTU ESTATES LIMITED and DELIV-  
ERED at Dar es Salaam in the presence of us  
this \_\_\_ day of October, 2025

Full Name: Stanley Shadrack Kangero



Signature: [Signature]  
Qualification: Director

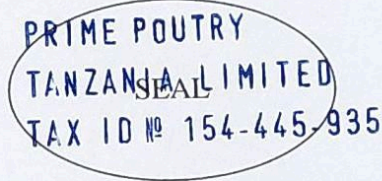
Full Name: Shadrack Franklin Kagero  
Signature: [Signature]  
Qualification: Director

**BEFORE ME:**

Full Name: ROBERT RENATUS RWEYEMAMU  
Signature: [Signature]  
Address: P.O BOX 32196 DAR ES SALAAM  
Qualification: NOTARY PUBLIC



SEALED with the COMMON SEAL of the said  
**PRIME POULTRY TANZANIA LIMITED**  
and DELIVERED at Dar es salaam in the pres-  
ence of us this \_\_\_ day of October, 2025



Full Name: [Signature]  
Signature: [Signature]  
Qualification: \_\_\_\_\_

Full Name: Mr. Abhay Joshi  
Signature: [Signature]  
Qualification: \_\_\_\_\_

**BEFORE ME:**

Full Name: THAMEEM FAYAZ  
Signature: [Signature]  
Address: \_\_\_\_\_  
Qualification: \_\_\_\_\_