

**THE LAND ACT 1999**

**LEASE**

**BETWEEN**

**GULLED INVESTMENT LIMITED**  
**CITY MALL**  
**(LESSOR)**

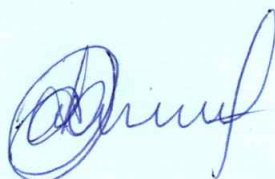
**AND**

**HUNGRY LION RESTAURANTS**  
**(TANZANIA) LIMITED**

**(G1/G2 Restaurant Space) – 150SQM**  
**(LESSEE)**

Lease Of GROUND FLOOR (G 1/G2) Restaurant Space Located at City Mall, Morogoro  
Road and Bibi Titi Mohamed Road, Dar Es Salaam, Tanzania.

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*KP*  


## LEASE AGREEMENT

MADE THIS 10th DAY ..... December ..... OF, 2025

Between

M/s **GULED INVESTMENT LIMITED**, a limited liability company registered under the Companies Cap. 212 of the laws of Tanzania (R.E 2002) P.O Box 40121, Dar es Salaam (hereinafter referred to as **"the Lessor"**) of the one part.

And

**HUNGRY LION RESTAURANTS (TANZANIA) LIMITED** of P.O Box ....., Dar es Salaam (hereinafter referred to as **"the Lessee"**) of the other part.

**WHEREAS "the Lessor"** is an owner in possession of or otherwise well and sufficiently entitled to part of piece or parcel of land with a commercial property there on, situate on Mosque Plot, Central area, Morogoro Road/Bibi Titi Mohamed Street, Ilala Municipality within Dar es Salaam.

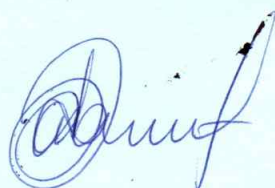
**AND WHEREAS "the Lessor"** is desirous to lease to on **"the lessee" GROUND FLOOR (G1/G2) RESTAURANT SPACE of 150 sqm** of the commercial building (hereinafter referred to as "demised premises") and the **Lessee** is willing and desires to lease the said demised premises for RESTAURANT purposes.

**NOW THIS AGREEMENT WITNESS** as follows:

1. In consideration of the rent and **"the Lessee's"** covenants hereinafter reserved and contained, **"the Lessor"** HEREBY LEASES into **"the Lessee"** the Restaurant Space NO: **G1/G2** for a period of 5 (five) year **starting** from **01<sup>st</sup> Day of June 2026** to **31<sup>st</sup> Day of May 2031** at a monthly rental sum as tabulated and as per terms below:

S/No	Detail	Amount in USD
01	Rent at 150 Square Meters at 28.50 USD Per Square Meter per month	4,275 USD
02	Service Charge at 2 USD Per Square Meter per month	300 USD
	Sub total	4,575 USD
	VAT at 18%	823.50 USD
<b>Grand Total Payable per month in Tanzania Shillings at ABSA Exchange Rate on day of invoicing</b>		<b>5,398.5 USD</b>

- a) The Lessee shall get two free months' rental from 01<sup>st</sup> April, 2026 to allow him to fit out his premises;
- b) Rent shall thereafter be paid Quarterly in advance within the contractual period of 5 (Five) Years from the date execution of the agreement with an option for renewal, for another period of 5 years on the same terms and conditions, except for rent and annual escalations which shall be mutually agreed at the time.



c) The rental shall be paid into the nominated bank account of the landlord as follows:

Account Name: **GULED INVESTMENT LIMITED**

Bank: **ABSA BANK (T) LIMITED**

Branch Code: **015**

Account Number: **TSHS 015-6004340**

: **USD 015-6005681**

Swift Code: **BARCTZTZXXX**

Account Name: **GULED INVESTMENT LIMITED**

Bank: **HABIB AFRICAN BANK (T) LIMITED**

Branch Code: **003**

Account Number: **TSHS 003-00034330001**

: **USD 003-00034330011**

Swift Code: **HABLTZTZXXX**

d) Value Added Tax (Tax (VAT) shall have the meaning provide under the Value Added Tax Act, CAP, 148 R. E.2002 any liability for the payment of Value Added Tax shall be borne by the LESSEE. Should the rate at which VAT is leviable alter the substance of this Lease or any renewal thereof, such alteration shall be applied to the basic rental, service charges and any other relevant charge.

e) The Stamp Duty payable in connection with this lease shall be borne by LESSEE in accordance to the Stamp Duty Act CAP 189 R.E 2006. Subject always to the terms and conditions herein below opening: -

f) **“The Lessee”** shall, on signing hereof, pay the Security Deposit by crossed cheque / bank transfer equivalent to ONE (1) Month’s rent in favor of **“the Lessor”**

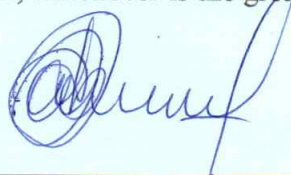
g) **The Lessee shall ensure that full compliance to all local laws and regulations including and not limited to:**

a. **Proper Licensing and Registration by the Municipality, TBS and Health Departments;**

b. **Payment of all Fire Certifications annually and Related Inspection Certification Fees and Payments to the Ministry of Home Affairs Fire Department. This includes fitting of relevant fire safety devices, staff training, payment of official control numbers, certification by the Fire Department, as well as valid insurance against fire and fire risk;**

c. **Payment to the Municipality of Garbage and Waste Collection Services including waste collection, fumigation and cleaning services as approved by the Municipality and Relevant Government Health and Sanitation Departments.**

h) **“The Lessor”** shall, have the right of applying the whole or portion thereof toward repairs or other charges, key replacements, renovations or any other liability of whatsoever nature for which **“the Lessee”** is responsible including damages arising on cancellation. If any portion of the deposit is so applied, **“the Lessee”** shall forthwith reinstate the deposit to its original amount or the amount that shall have been spent in the said reinstatement, whichever is the greater.



The deposit shall be retained by "the Lessor" and/ or its agents free of interest until after the vacating of the demised premises by "the Lessee" and the complete discharge of all: the Lessee's" obligations to "the Lessor" arising from the lease." The Lessee "shall not be entitled to send off against the deposit any rent or any other amount payable by it.


8. "The Lessor" hereby covenants with "the Lessor" as follows: -

- (i) Not to make any alteration or additions to the demised premises without the consent, in writing, signed by "the Lessor".
- (ii) To permit "the Lessor" with all necessary workmen and appliances at all reasonable times during day time by prior written appointment to enter upon the demised premises" for purpose of viewing the state thereof.
- (iii) Not to assign, sublet or part with the possession of the demised premises or any part thereof during or after the currency of the agreement thereof without the written consent of the Lessor.
- (iv) This agreement deed cannot be transfer to any other person without written approval of Lessor.

9. "The Lessor" covenants with "the Lessee" as follows:-


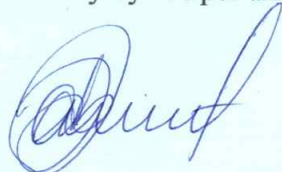
10. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY DECLARED by the parties to these presents as follows: -

- (i) The rent payable for the demised premises is exclusive to the parking slots charges.
- (ii) In the event that the Rent were NOT PAID by "the Lessee" within 10 (Ten) days after the period wherein in the same ought to have been paid as aforesaid at paragraph 1, whether the same shall have been legally demanded or not and in the event there shall be any breach, non- performance, or non-observance by "the Lessee" of any of the covenants and conditions herein contained, it shall be lawful for "the Lessor" at any time thereafter to lock the door of the demised premises thereof and without prejudice to any right to action or remedy of "the Lessor" in respect of any antecedent breach of any of the covenants by "the Lessee" herein aforesaid contained.
- (iii) In the event that "the Lessee" fails to fulfill any of its obligation under this lease including nonpayment of rent when become due "the Lessor" shall be entitled to terminate this lease by giving "the Lessee" Thirty (30) days written notice to vacate the demised premises.
- (iv) (The Lessee not to cease carrying on business in the demised premises or leave the demised premises continuously unoccupied for more than three (3) months without: -
  - (a) Notifying the Lessor; and



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- (b) Providing such caretaking or security arrangements as the Lessor shall reasonably require and/or the insurer shall require in order protecting the demised premises from vandalism, theft damage or unlawful occupation.
- (iv) IF LESSEE shall desire to terminate the term hereby created LESSEE shall give to the LESSOR one month notice in writing of the LESSEE'S intention to terminate the agreement and notice by the LESSEE shall be valid only if accompanied by payment for the rent and service charge for one month notice.
- (v) In case of any dispute or disagreement on the correct interpretation of any clause herein contained a and in the case of any other dispute arising out of or relating to this Agreement, the same SHALL be referred to a Court of law.
- (vi) This Agreement is made subject to all existing encumbrances in respect of the demised premises.
- (vii) The Lessee shall not assign, mortgage, transfer, dispose or part with the possession of the demised premises or any part thereof without first obtaining written approval/consent of the Lessor AND also this agreement cannot be changed or amended.
- (viii) The Lessee is not allowed to sell or use liquor at the premises, undertake gambling or any illegal activities at the premises. The Lessor has all right to close the shop and terminate the lease agreement without any notice and same had been agreed by Lessee prior to the execution of this lease agreement.
- (ix) Where over and whenever the covenants herein on the part of Lessor are not adhered to, and whenever the Lessee in all the covenants will not fully comply, adhere or satisfy all or one of the conditions herein contained, then the Lessor in the circumstances will lawful be entitled to enter the demised premises of part thereof for the purpose of repossessing it in order to put in order and its former condition without notes and due regard to any claims which may be raised by any of the parties against the other for breach of these covenants.
- (x) During the term of this lease agreement, tenants shall adhere to designated time schedule for shared facilities such as common facilities. Tenants are expected to comply with this schedule to ensure fair access and a harmonious living environment for all tenants. Failure to adhere to the schedule may result in a violation of the term of this lease agreement.
11. Lessor warrants that it has all the required approvals and documents that the lessee will require to apply for occupancy certificate.
12. Lessee will be allowed to erect signage in a prominent external position, subject to the Lessors reasonable consent and council approval.
13. Rent will escalate annually by 3% per annum during the initial lease period.



14. Premises will be handed over to the Tenant on the 01<sup>st</sup> April, 2026 as an empty, clean grey box with 150 A 3-Phase Power on a 70mm cable. The Tenant confirms no ceiling or lights are required. Lessor will provide and fix water and waste connections.

**IN WITNESS WHERE OF** the parties hereto have executed these presents on the day of the year and in the manner hereinafter appearing.

SEALED with the common seal of the said ]  
GULED INVESTMENT LIMITED ]  
And DELIVERED in the ]  
presence of us this ..... day of ....., ..... ]

COMMON SEAL OF LESSOR

Name of 1<sup>st</sup> Witness: Mohamed ANUR  
Signature: [Signature]  
Address: P. O. Box 40121, DAR ES SALAAM.  
Designation: MANAGING DIRECTOR.




Name of 2<sup>nd</sup> Witness: Ihsan A. [Signature]  
Signature: [Signature]  
Address: P.O. Box 40121, DAR ES SALAAM  
Designation: DIRECTOR/SECRETARY.

SEALED with the common seal of the said ]  
HUNGRY LION RESTAURANTS (TANZANIA) LIMITED  
And DELIVERED in the  
presence of us this .10th.. day of .December 2025]

COMMON SEAL OF LESSEE

Name ..Jacques Dreyer.....

Business name Hungry Lion Restaurants Tanzania Limited

Signature.....

**WITNESS:**

Name: Kyle Palmer.....

Signature: *Kyle Palmer*.....

Address: Trumali House, Trumali Street, Stellenbosch

Qualification:.....

**DRAWN BY:**

M/S GULED INVESTMENT LIMITED,  
MOROGORO ROAD/BIBI TITI MOHAMED STREET,  
P.O. BOX 40121,  
DAR ES SALAAM

<b>Title</b>	Dar Es Salaam City Mall Lease -exp 31.05.31
<b>File name</b>	Dar_Es_Salaam_Cit...-exp_31.05.31.pdf
<b>Document ID</b>	f247b21533dcc0af1518545245af05538b773c3d
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<b>Status</b>	● Signed

## Document history



SENT

**12 / 10 / 2025**

14:50:02 UTC

Sent for signature to Jacques Dreyer (jdreyer@hungrylion.co.za) and Kyle Palmer (kpalmer@hungrylion.co.za) from jdreyer@hungrylion.co.za  
IP: 105.233.40.170



VIEWED

**12 / 10 / 2025**

14:50:20 UTC

Viewed by Kyle Palmer (kpalmer@hungrylion.co.za)  
IP: 105.233.40.170



SIGNED

**12 / 10 / 2025**

14:50:57 UTC

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IP: 105.233.40.170



VIEWED

**12 / 10 / 2025**

15:01:56 UTC

Viewed by Jacques Dreyer (jdreyer@hungrylion.co.za)  
IP: 41.174.120.83



SIGNED

**12 / 10 / 2025**

15:02:17 UTC

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IP: 41.174.120.83



COMPLETED

**12 / 10 / 2025**

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The document has been completed.