

## LEASE AGREEMENT

1. **THIS AGREEMENT** made this First day of July 2020 between Jumanne Chacha - Tarime office Region Mara, District Tarime, Ward Bomani, Postal code 31401, Sambe Street, No 10, Bomani, Tarime in Tarime, District, Mara, Tanzania (hereinafter referred to as "the Lessor") of the one part and **Keng'anya Enterprises Ltd** of P. O. Box 147, Tarime, Tanzania (hereinafter referred to as "the Lessee") of the other part.

2. **WHEREAS** the Lessor is the owner of property on Tarime Post office road, plot 14/15 block B, Tarime District, in Mara region, and is desirous of leasing property (hereinafter referred to as the "Demised Premises") to the Lessee for office use purposes only for a consideration of TShs 400,000/= (TShs Four Hundred Thousand Only) per month and,

3. **WHEREAS** the Lessee is desirous of taking in lease the abovementioned Demised Premises for the same consideration and upon the conditions and the terms hereinafter appearing.

### 4. NOW THIS AGREEMENT WITNESS ETH AS FOLLOWS:

4.1 The Lessee undertakes to develop the face as land for parking machinery and equipments installing the necessary office facilities.

4.2 The period of tenancy herein referred as the "Contractual Period" shall be for Five (5) years starting from the First day of July 2020 to the Thirtieth day June 2025 with an option for renewal following three months prior to the expiry date.

4.3 On expiry of the Lease Agreement on Thirtieth day of June 2025, the Lessee undertakes to surrender the Demised Premises with all the developments therein to the Lessor, and further undertakes to do all the renovations necessary to make the property good for further leasing

4.4 The monthly rent shall be TShs 400,000 (Shillings Four Hundred Only) payable twelve months in advance and the receipt of the first such payment shall be signified by signing of the agreement.

### 5. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS

5.1 To ensure all the drawings are approved by the Lessor before the commencement of any construction works

5.2 Not to assign, sublet or part with the possession of the premises or any part thereof without the written consent of the Lessor.

respect, to enter upon the premises to examine the said premises under the Lessor's covenants in that behalf.

- 5.4 To use the premises for lawful business purposes
- 5.5 To keep the premises and fixtures in good state of repair
- 5.6 Not to make any alterations or additions to the premises without the written consent of the Lessor
- 5.7 Unless the lease is renewed, with a new contract agreement within three months prior to the expiry of the contractual period, to surrender vacant possession of the premises to the Lessor with all developments therein

## 6. DISPUTE RESOLUTION

All the disputes arising out of the terms of this agreement shall be settled through negotiations or arbitration.

IN WITNESS WHEREOF; the parties hereto have set their respective hands on the day and the year in the manner herein below appearing:

SEALED with the COMMON SEAL of the said)  
Keng'anya Enterprises Ltd and  
DELIVERED at Mara in the presence of us )

SEAL/STAMP

this 23<sup>rd</sup> day of June 2020 )

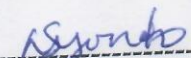
NAME: Jumanne Chacha

SIGNATURE 

POSTAL ADDRESS: PO BOX 136 Tarime

QUALIFICATION: Biashara

NAME: Samsoni Mwitwa Nyangoto

SIGNATURE 

POSTAL ADDRESS: SLP 136 Tarime

QUALIFICATION: Biashara

KENG'ANYA ENTERPRISES LTD and  
DELIVERED at Tarime in the presence of us)

SEAL/STAMP

this 23 day of June 2020)

NAME

Kenganya Aloyce Shach

SIGNATURE

[Signature]

POSTAL ADDRESS:

P.O. Box 147 Tarime

QUALIFICATIONS

DIRECTOR

NAME:

John Samuel Mawwa

SIGNATURE

[Signature]

POSTAL ADDRESS:

P.O. Box 147 Tarime

QUALIFICATIONS:

Teacher

