

LEASE AGREEMENT

This lease agreement is made this 06th Day of January 2021.

BETWEEN

LATIFA MUNIF of P.O. Box 28013 DAR ES SALAAM (hereinafter referred to as the **LANDLORD** whose expression shall where the context so admits include his succession in title and/ or assigns) of the one party.

AND

VISTA PRINT LIMITED of P.O. Box 38013 DAR ES SALAAM (hereinafter referred to as the **TENANT** whose expression shall where the context so admits include his successor in title and/ or assigns) of the other.

WHEREAS the **LANDLORD** is the registered owners of all that landed property described as plot No.740 Block 11 ILALA District within Dar es salaam Region (hereinafter referred to as the leased premises).

AND

WHEREAS the **LANDLORD** is desirous of letting the leased premises to the tenant who is also desirous of being leased of the same under the terms and conditions herein.

NOW THEREFORE this deed **WITNESSETH** as follows

1. That in consideration of payment of TZS 2,000,000/- (Tanzania shillings Two million only) per month being the agreed lease rentals.
2. The tenant shall pay the landlord a lump sum of TZS 2,000,000/- (Tanzanian Shillings twenty four million only) being the agreed annual lease rentals.
3. The agreement may be terminated by either part by giving the other part three months' notice prior written notice of intention to terminate.
4. That the leased premise shall be leased for trading purposes
5. That this lease is for fixed period of four (4) years with effect from 1st day of January 2021 to 31 December 2024.
6. That the tenant covenant with the landlord as follows.
 - i. The **TENANT** shall pay rent herein reserved on its due date without any formal demand or deductions.

- ii. The TENANT shall pay all the Electricity and Water Charges due during the tenure of this lease Agreement incurred in connection with the running of Petrol Station in the above Lease property.
 - iii. On cessation or termination of the Lease Agreement, the TENANT shall hand over the Lease property to the LESSOR in a good and tenable condition together with all fixtures, chattels and or every structure attached to the leased premises to the lessor.
 - iv. The LESSEE shall afford the LESSOR, opportunity to inspect and the Leased property at all times, provided the LESSOR has given the LESSEE a reasonable notice in writing in advance, of his intention to do so.
7. That the landlord covenant with the tenants as follows.
- i. The **LANDLORD** shall afford peaceful and quiet possession of the Lease Property to the **TENANT** as long as the **TENANT** has complied with all its Duties & Responsibilities contained herein.
 - ii. The **LANDLORD** shall pay statutory government dues such as land rent, Property taxes etc.
8. It is further and mutually agreed that, this lease agreement is the entire agreement between the parties hereto and supersedes all prior and contemporaneous agreements, representations, warranties and undertakings of the parties and no addition alteration or modification of this lease agreement shall be binding or valid unless it is in writing and signed by the duly authorized representatives of each of the parties hereto.

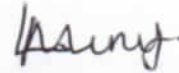
IN WITNESS WHEREOF Parties duly executed this agreement in the manner and on the date hereinafter appearing.

SIGNED and **DELIVERED** by the said


LATIFA MUNIF who is

Personally, known to me this

Day of January 2021 in my presence



In my presence

Signature..... 

Name ANGELINA N. RUTUMBIKA

Postal Address 1306, DINA

Qualification ADVOCATE



SIGNED and **DELIVERED** by the said

VISTA PRINT LIMITED who is

Identified to me by Mohamed Aghey

The latter being known to me

Personally this Day of January 2021



In my presence

Signature..... 

Name ANGELINA N. RUTUMBIKA

Postal Address 1306, DINA

Qualification ADVOCATE



DRAWN & FILED BY

Mkali & Co — Advocates

NIC Investment House

1st Floor wing A Office No. 4

Samora Avenue

P.O. Box 12929

DAR ES SALAAM