

**LEASE AGREEMENT**

THIS AGREEMENT MADE THIS 2<sup>ND</sup> DAY OF JANUARY, 2020 BETWEEN MR. ABDUL AHMED ABDALLAH OF P.O.BOX 14300 DARESSALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND M/S NEW HONGKONG LTD OF P.O.BOX 21780 DARESSALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF A SHOWROOM ON PLOT NO=64/B, MCHIKICHI STREET, KARIAKOO, ILALA DISTRICT (HEREINAFTER CALLED THE "THE SHOWROOM") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (5) YEARS EFFECTIVE FROM 1<sup>ST</sup> JANUARY, 2020 TO 31<sup>ST</sup> DECEMBER, 2024 AT A TSH 800,000/= (EIGHT HUNDRED THOUSAND ONLY) PER MONTH.

**THIS AGREEMENT WITNESSES AS FOLLOWS;**

1. THE TENANT IS LET BY THE LESSOR THE SAID SHOWROOM FOR FIVE (5) YEARS AT TSH 800,000/= PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR ONE (1) YEAR BEING TSH 9,600,000/=(NINE MILLION SIX HUNDRED THOUSAND ONLY) AND THE LESSOR ACKNOWLEDGES RECEIPT OF THE SAID RENT BY SIGNING THIS AGREEMENT.
3. THE LESSEE SHALL PAY ALL WATER AND ELECTRICITY CONSUMED.
4. THE LESSOR SHALL PEACEFULLY ALLOW THE TENANT TO HOLD AND ENJOY OCCUPATION OF THE SAID SHOWROOM WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE SHOWROOM TO OTHERS.

**PROVIDED AND HEREBY AGREED;**

EITHER PARTY SHALL BE AT LIBERTY TO TERMINATE OR RENEW THE SAID LEASE AGREEMENT BEFORE EXPIRATION OF THE TENANT BY GIVING THE EITHER PARTY THREE MONTHS NOTICE. IN WITNESS WHEREFORE, THE PARTIES HAVE HEREUNTO SIGNED /EXECUTED THIS AGREEMENT IN THE MANNER AND DATES AS HEREIN BELOW APPEARING:

1. MR. ABDUL AHMED ABDALLAH  
P.O.BOX 14300 DARESSALAAM      SIGNATURE OF LESSOR 

2. M/S NEW HONGKONG LTD  
P.O.BOX 21780 DARESSALAAM      SIGNATURE OF LESSEE 

DATED AT DAR ES SALAAM THIS 2<sup>nd</sup> DAY OF JANUARY 2020

WITNESS TO THE ABOVE SIGNATURES

NAME: PETER E. MUKUNDI

ADDRESS: 3143 MOROGORO

QUALIFICATION: ADVOCATE

SIGNATURE: 

