

TENANCY LEASE AGREEMENT

VIDE

LAND REGISTRATION ACT (CAP. 344)]

This Agreement is made on this 25th day of **December 2020**,

Between **OLAIS MESHIELEKI MIPONI, P.O.BOX 7037, ARUSHA, TANZANIA** (hereafter the **landlord**) and **MS NAJENGA TANZANIA LIMITED, P.O.BOX 36150, ARUSHA TANZANIA** (hereafter the **Tenant**).

Where by the landlord named above who is the owner of the piece of land located at Ngarantoni ya chini area, in Arusha city, along Arusha- Babati Road.

(Hereafter described as the demised Premises) for a period of 5 year from 01.01.2021 to 31.12.2025 at a rent of TZS: **30,000,000/= (TZS Thirty Millions Only)**.

Terms hereby created and subject to the following Terms & Conditions.

1. Tenant to pay all charges of water, sewerage and electricity consumed on the demised during the occupancy of the term hereby created.
2. Tenant to be responsible for the up – keep of the grounds of the demised premises around all and also surrounds.
3. Tenant should not make any alternations to the demised premised premises without the consent in writing of the Landlord.
4. One termination of the lease, the tenant should handover the property in the same state as taken in the beginning – accept with normal tear and wear.
Any minor defects to be jointly inspected and all reflections shall be paid by the Tenant.
5. To observe and local authority by- laws of rules applicable to such premises.
6. Stamp duty, Registration & other legal charges shall be borne by the Tenant
7. 15% Withholding Tax on rental amount will be paid by the Tenant to Tanzania Revenue Authority.
8. Landlord to be responsible for all electrical, plumbing, water and roof leakages etc and other maintenance that may be required for the duration of the tenancy.
9. Tenant will be fully responsible for own security.
10. Tenant's responsibility to be fully insured for value of goods and demised premises.

11. The landlord is to be responsible for any structural problems
12. Not to be assign or part with possession of the said premises without written consent of the landlord
13. To use the demised premises for all (Building materials) purpose only.

The LANDLORD and TENANT HEREBY MATUALLY AGREE and DECLARE as follows:

That where either party intends to terminate the term of the lease herby created he/she shall give to the other party written notice of such intention at least one month in advance or find another tenant for the premises.

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LANDLORD

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林兆峰
 NAJENGA TANGENIA LTD
 P. Box 36150
 ARUSHA
 TENANT

BEFORE ME

NAME: EDNAH MNDEME

SIGNATURE: [Signature]

ADRESS: 855 ARUSHA

QUALIFICATION: COMMISSIONER FOR OATHS

