

LEASE AGREEMENT

BETWEEN

MR. MASHAKA AIDAN NYEMBO

AND

CHAMWINO PRINTING TECHNOLOGIES LIMITED

.....
House Located at Plot No. 54, Chang'ombe street, within Dodoma city
.....

LEASE AGREEMENT

THIS LEASE made this 1ST day of January 2021

BETWEEN

MASHAKA AIDAN NYEMBO of P.O. Box 2498, Dar es salaam (hereinafter referred to as "the lessor") of one part

AND

M/S CHAMWINO PRINTING TECHNOLOGIES LIMITED of P. O. Box 2498, Dodoma (hereinafter referred to as "the Lessee") of the other part.

WHEREAS the Lessor is in possession of the property (hereinafter referred to as the "premises") situated at **Plot No.54, Chang'ombe Street, Dodoma** (hereinafter called "the demised Premises")

AND WHEREAS the Lessor is desirous to lease the demised premises to the lessee and the Lessee is willing and desirous to take the demised premises on the terms and conditions hereinafter appearing.

NOW THIS LEASE AGREEMENT WITNESSETH as follows:

1. **THAT**, the Lessor hereby demise unto the Lessee and the Lessee takes the demised premises to hold the same for a term of three years from January 01, 2021 to December 31, 2024 for a consideration of Tanzanian Shillings Five Hundred Thousand per month making a total of Tanzanian Shillings eighteen Million which shall be paid in monthly installments.
2. **THAT, the Lessee covenants with the Lessor as follows:**
 - (a) The demised premises shall be used for residential purposes only
 - (b) To pay the reserved rent on the dates and in manner aforesaid.
 - (c) At all times during the lease term hereby created to keep the demised premises in good and tenantable repair, fair wear and tear excepted.
 - (d) Not without the prior written consent of the Lessor to erect any other or additional structure, pipe or partition, wire or post upon the demised premises nor to make or suffer any waste, spoil or destruction in or upon the demised premises or injure or suffer to be injured any of the roofs, walls, timber, wires, pipes, drain apparatus fittings, fixture or appurtenances thereof and to report in writing to the Lessor any wants of repair of the structure and external parts of the demised premises; and at the Lessee's own cost and expense to remove any structure or fixture which may be erected or installed upon the demised premises with the prior written consent of the Lessor but all such erections shall be so removed without causing any structural or decorative damage to the demised premises.

- (e) Not to assign underlet or otherwise part with or share possession of the demised premises or any part thereof without the Lessor's written consent.
- (f) Not to keep in the demised premises explosives, poison, toxic material or combustible substance.
- (g) To permit the Lessor and its agents, workmen, surveyors and other authorized persons at all reasonable times of the day upon written notice to enter upon the demised premises for the purpose of carrying out any repairs thereon, which the Lessor may be liable or which the Lessor may consider to be desirable or necessary or to view the state and condition thereof.

3. The Lessor hereby covenants with the Lessee as follows:

- (a) To maintain, repair and otherwise keep in good condition the structure of the building and in particular the roofs, foundations and walls thereof, in the same state as received at the commencement of this lease.
 - (b) The Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulations herein contained and on the part of the Lessee to be observed and performed, shall peaceably hold and enjoy the demised premises during the lease term hereby created, without any interruption by the Lessor or any person rightfully claiming or in trust for the Lessor.
4. That if the rent hereby reserved or any part thereof shall be unpaid for fifteen days after becoming payable (whether formally demanded or not) or if any covenant on the Lessee's part herein contained shall not be performed or observed then and in any of the said cases it shall be lawful for the Lessor at any time thereafter to re-enter upon the demised premises or any part thereof in the name of the whole and thereupon this Lease Agreement shall immediately determine but without prejudice to the right of action to the Lessor for any breach of the Lessee's covenants herein contained.
5. That either party may terminate this Lease at any time by one (1) month written notice served upon the other party for breach of the terms herein contained by the other party and such termination shall be without prejudice to the party's respective accrued rights or claims and liabilities under this Lease.
6. That if the Lessee shall be desirous of extending or renewing the lease term hereby granted for a further term, then the Lessee shall deliver to the Lessor notice in writing, of such desire not less than one (1) month before the expiration of the term hereby granted and this lease shall, at the option of the Lessor and subject to satisfactory performance and observance by the Lessee, of the conditions and terms herein contained, be renewed or extended for such further period as the Lessee and the Lessor may mutually agree upon.
7. In the event of the Lessor permitting the detachment or removal of any fitting tiles, roof of fixture, the Lessee shall repair all damages occasioned by such removal

8. The Lessee shall not reclaim or retrieve any fitting of fixture, door-handles, locks, bolts and the like affixed by him, on expiration of the lease herein constituted.
9. The demised premises shall be used for residential purposes only.
10. The Lessee shall promptly pay his equitable share of all monthly bills for electricity, water, telephone, diesel for the stand-by generator, security guards and cleaners throughout the terms of this tenancy.
11. On expiration of the tenancy herein granted, the lessee shall yield and surrender possession of the demised premises by handing over all the keys thereof to the Lessor personally, whether or not they are formally demanded.
12. THAT, the lessee shall not do or suffer on the premise or any part thereof, any act, matter or thing whatsoever which may be annoyance, nuisance, damage or disturbance to the lessor or occupiers of any adjoining or neighboring property.
13. No intoxicating spirituous liquors shall be sold or served in the demised premise and no games of chance for money shall be placed therein
14. The lessee shall not connect any electrical apparatus or install any appliance, which might endanger or overload the electrical installation of the aforesaid Building or any part thereof. In furtherance to that No gas appliance of any sort shall be used in the demised premises

IN WITNESS WHEREOF the parties hereto have executed these presents on the date and in the manner hereinafter appearing.

Signed at Dodoma by the said
MR. MASHAKA AIDAN NYEMBO
 who is known to me personally/introduced
 to me by **MAGIRA MAGOMA**, this 1st day of January 2021

M.S Nyembo
 LESSOR

BEFORE ME
 NAME: *Geoffrey Joseph Luromo*
 ADDRESS: *21220 Dodoma*
 SIGNATURE: *[Signature]*
 QUALIFICATION: ADVOCATE



Signed at Dodoma by the said **MASEGESHA MAGIRA MAGOMA**
 On behalf of **M/S CHAMWINO PRINTING TECHNOLOGIES LTD**
 who is known to me personally/introduced to me by
this 1st day of January 2021

[Signature]
 LESSEE

BEFORE ME
 NAME: *Geoffrey Joseph Luromo*
 ADDRESS: *21220 Dodoma*
 SIGNATURE: *[Signature]*
 QUALIFICATION: ADVOCATE

