

LEASE AGREEMENT

THIS AGREEMENT MADE THIS 25TH DAY OF FEBRUARY, 2020 BETWEEN MR. ALLY MOHAMED SALEHE OF P.O.BOX 100049 DARESSALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND M/S DEDNOOL COMPANY LTD OF P.O.BOX 16310 DARESSALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF A YARD ON PLOT NO=11, BUZA AREA, TEMEKE DISTRICT, DARESSALAAM (HEREINAFTER CALLED THE "THE YARD") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (5) YEARS EFFECTIVE FROM 1ST MARCH, 2020 TO 31ST MARCH, 2025 AT A TSH 500,000/= (FIVE HUNDRED THOUSAND ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID YARD FOR FIVE(5) YEARS AT TSH 500,000/= PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR ONE (1) YEAR BEING TSH 6,000,000/=(SIX MILLION 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 YARD WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE YARD 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 ALLY MOHAMED SALEHE
P.O.BOX 100049 DARESSALAAM SIGNATURE OF LESSOR *Asw*

2. M/S DEDNOOL COMPANY LTD
P.O.BOX 16310 DARESSALAAM SIGNATURE OF LESSEE *S*

DATED AT DARES SALAM THIS 25th DAY OF FEBRUARY 2020

WITNESS TO THE ABOVE SIGNATURES

NAME: PETER E. MAKUNDI

ADDRESS 3143 MOROGORO

QUALIFICATION ADVOCATE

SIGNATURE *Peter E. Makundi*

