

LEASE AGREEMENT

BETWEEN

ALNAEEM ENTERPRISES COMPANY LIMITED

[LESSEE]

AND

FORTUNE ELECTRONICS LIMITED

[LESSOR]

DRAWN BY:
ALNAEEM ENTERPRISES
P.O. BOX 444
DAR ES SALAAM.

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 1st day of March 2020, BETWEEN ALNAEEM ENTERPRISES LTD. of P.O. Box 7296 Dar es Salaam (hereinafter referred to as "the LESSOR" of the one part;

AND

FORTUNE ELECTONICS LIMITED of P.O. Box 2031, Dar es Salaam (hereinafter referred to as "the LESSEE" of the other part.

WHEREAS the LESSOR is desirous to lease the PROPERTY ON PLOT NO.98 BLOCK B premises

AND WHEREAS the LESSEE intends and agrees to rent the demised premises from the **LESSOR** in accordance with the terms and conditions reserved and contained herein.

NOW THEREFORE THIS AGREEMENT WITNESSTH AS FOLLOWS:

1. **The Tenancy**

The LESSOR shall let to the LESSEE and its PROPERTY NO. PLOT NO.98 BLOCK B premises located at Uhuru Road, Ilala Area Dar es Salaam with all easements and appurtenances thereof (hereinafter referred to as "The Demised Premises")

2. **DURATION AND EFFECTIVE DATE**

This tenancy shall come into force on the date of signature hereinabove mentioned and shall continue for a period of three years from that date with an option to renew for a further term to be agreed by the parties

3. **RENTAL AND MODE OF PAYMENT**

The LESSEE shall under this Agreement pay to the LESSOR a monthly rental amount of Tanzanian Shillings 1,000,000/- (twelve million and payable in an annual lumpsum of Tshs 12, 000,000/- in advance upon the execution of this Agreement.

THE LESSEE FURTHER COVENANTS WITH THE LESSOR AS FOLLOWS:

- a) To pay all the rent hereinabove reserved at the time and in the manner aforesaid;

- b) To pay for all electricity, telephone and water consumed in respect to demised premises during and for the said tenancy period;
- c) To keep the interior of the demised premises together with any fixtures therein clean and in good conditions throughout the period of this agreement (fair wear and tear only accepted).
- d) To permit the LESSOR or its agents with or without workmen to enter the premises at all reasonable times of purpose of inspecting, viewing or assessing the condition of demised premises;
- e) Not to make any alteration or additions to the demised premises or any part thereof including patterns on or in the demise premises without the prior written consent of the LESSOR;
- f) Not to assign, sub-let or part with possession of the demised premises or any part thereof without the prior written consent of the LESSOR;
- g) To use the demised premises for assembling and storage purposes agreed in writing by the LESSOR;
- h) To report promptly in writing to the LESSOR all losses from and/or damage made to the demised premises;
- i) At all times during the continuance of the said period to comply with all laws, acts, rules, regulations or by laws enacted or passed, made or issued by the Government or any local authority in relation to the demised premises.
- j) To restore the demised premises in the original condition that it was at the time of execution of this Agreement subject to normal wear and tear.

4. THE LESSOR COVENANTS WITH THE LESSEE FOLLOW:

- a) To pay all rates and other charges which may hereinafter be assessed or imposed on the LESSOR by the Government or any local authority and which includes the rent service charges, unless

exempted from the payment of such charges and rates by the Government;

- b) The LESSOR shall permit the LESSEE, to hold and enjoy the demised premises peacefully and quietly, during the said period without any interruption or disturbances from or by the LESSOR or any persons lawfully claiming to act on behalf of or instruction of the LESSOR.

5. NOTICE

Any notice under this agreement shall be in writing and any notice to the LESSEE shall be sufficiently served if delivered to it or sent to it at its last known

6. THE LEASOR AND LEASEE MUTUALLY AGREE AND DECLARE AS FOLLOWS:-

- a) That if the LESSOR and LESSEE shall be desirous of terminating this LEASE AGREEMENT prior to the expiration of the term hereby created, the party intending to terminate the agreement shall deliver to the other party notice in writing not less than ONE (1) calendar month before the date of intended determination;
- b) That if the LESSEE shall be desirous of renewing this agreement after the expiration of the term hereby agreed, the LESSEE shall deliver to the LESSOR notice in writing not less than three (3) calendar months before the expiration of the term hereby created, and the LESSOR may grant to the LESSEE a renewal of agreement for a further term and on such terms and conditions as may be then mutually agreed between the LESSOR and the LESSEE.
- c) That all disputes arising out of or relating to the performance of this lease which cannot be settled by the mutual agreement of the parties hereto shall be submitted to a single arbitrator appointed in accordance with the provisions of the Arbitration Ordinance (Cap.15) of the Laws of Tanzania. The arbitration shall be held at a place in Tanzania to be chosen by the Arbitrator. The decision of the arbitrator shall be final and binding upon the parties. Judgment upon the award rendered by the Arbitrator may be entered in any court of competent jurisdiction.

IN WITNESS THEREOF the parties to this Contact herein set their hands, in duplicate this 1st day of April, 2020.

FOR THE LESSOR

Name: MGENI MDEE

Position: GENERAL MANAGER

Signature: *Mdee*

FOR THE LESSEE

Name: AHMED DHERE


Position FINANCE MANAGER

Signature: *Dhere*

Witness:

Name: *GOODLUCK J. MWAKABANGE*

Position: *ADVOCATE*

Signature: *[Signature]*


Witness:

Name: *GOODLUCK J. MWAKABANGE*

Position: *ADVOCATE*

Signature: *[Signature]*
