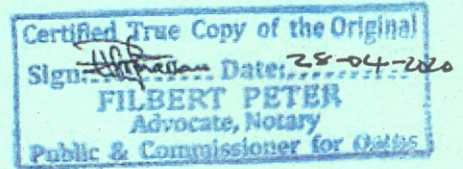


THE REGISTRATION OF DOCUMENT ORDINANCE
(CAP.117)



BETWEEN

HURUMA S.MHIMBA

AND

SIDELAKE INVESTMENT COMPANY LIMITED

IN RESPECT OF THE HOUSE BUILDING HOUSE NUMBER 102,
RWAGASORE STREET ,NYAMAGANA, DISTRICT NYAMAGANA REGION
MWANZA ,

LEASE AGREEMENT

This lease is made this 1st Day of June 2015. Between **HURUMA S.MHIMBA** of P.O BOX 1321 ,Mwanza , Tanzania (herein after referred as the “ Lessor” of the one part and **SIDELAKE INVESTMENT COMPANY LIMITED** of P. O. Box 40998, MWANZA (herein after called “the Lessee”) of the other part.

Where as the Lessor is the owner of the building situated at **Plot No.102, Rwagasore Street,Nyamagana, District Nyamagana Region Mwanza** , and WHERE AS the Lease is desirous to occupy the said building for a period of three (3) years as from **1st day of April 2020 to 30th March 2023** at the monthly rent al of Tshs 1,000,000 per month.

The rentals are payable in advance for one year to be reviewed every two three (3) years based on marketing price at the time of review. The Landlord acknowledges receipt of the stipulated rents by signing this Lease Agreement and issuing relevant receipts.

A. THE LESSEE COVENTS WITH THE LESSOR as follows:

1. To pay the rent agreed the manner as herein before provided.

2. To use the said building is for garment production and related business purposes

3. Not to do or permit anything to be done in or upon the demised premises or any part thereof which may be or become a nuisance, annoyance or disturbance to the occupants in the neighborhood.
4. Not to sublet or part with the possession of the whole or any part of the said farms except with the consent in writing of the Lessor first had and obtained.
5. At the end or soon after the determination of this lease quickly and peacefully to deliver up the Lessor or his agent possession of the said premises in such good Tenable order or repair as the same ought to be in having regard to the covenants On the part of the Lessee herein contained.
6. To permit at a reasonable notice the Lessor or his agent to enter the Premise to inspect or effect repairs.
7. To pay electricity and water bills during the period of Tenancy

B: THE LESSOR HEREBY COVENANTS WITH THE LESSEES

as follows:-

i) To pay all Land rates and all other charges/imposed on the demised premises whether by the Government or the local Authorities except water and electricity charges.

ii) Permit the Lessees paying the rent hereby reserved and performing and observing the Covenants and conditions herein contained or implied and on its part to be performed and observed peaceably and quietly to possess and enjoy the demised premises during term hereby created without any interruption from or by the Lessor or any person rightfully claiming from or under him.

IT IS: Hereby mutually agreed by and **BETWEEN** the parties here to as follows:-

a) The lease shall determine at the expiration of the 10 years to be counted from the **1st day April 2020** and ending the end of **30th March 2023**

IN WITNESS WHERE OF the parties hereto have set their respective hands and common seal the day and year herein after following:-

1. SIGNED and DELIVERED by: HURUMA S.MHIMBA

Signature.....

DATE: 1st April 2020

POSTAL ADDRESS: P.O BOX 1321, Mwanza

QUALIFICATION: LAND LORD

2. SIGNED and DELIVERED by CHENG FENG, MANAGING
DIRECTOR OF SIDELAKE INVESTMENT COMPANY
LIMITED

Signature:..... 

DATE: 1st April 2020

POSTAL ADDRESS: P. O. Box 40998, MWANZA

QUALIFICATION: DIRECTOR

[Lawyer]

