

LEASE AGREEMENT

THIS AGREEMENT MADE THIS 30TH DAY OF APRIL, 2020 BETWEEN MR. ALLY MOHAMED SALEHE OF P.O.BOX 16310 DARESSALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND M/S FAATAH STATIONERY LTD OF P.O.BOX 100049 DARESSALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF A STORE ON PLOT NO=73, LINDI/CONGO STREET, KARIAKOO, ILALA DISTRICT, DARESSALAAM (HEREINAFTER CALLED THE "THE STORE") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (5) YEARS EFFECTIVE FROM 1ST MAY, 2020 TO 31ST MAY, 2025 AT A TSH 1,000,000/= (ONE MILLION ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID STORE FOR FIVE(5) YEARS AT TSH 1,000,000/= PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR ONE (1) YEAR BEING TSH 12,000,000/=(TWELVE 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 STORE WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE STORE 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 16310 DARESSALAAM SIGNATURE OF LESSOR *A. Salehe*

2. M/S FAATAH STATIONERY LTD
P.O.BOX 100049 DARESSALAAM SIGNATURE OF LESSEE *Cluy*

DATED AT DAR-ES-SALAM THIS 30TH DAY OF APRIL 2020

WITNESS TO THE ABOVE SIGNATURES

NAME: PETER E. MAKUNDI
ADDRESS: 3143 MOROGORO
QUALIFICATION: ADVOCATE
SIGNATURE: *Peter Makundi*

