

LEASE AGREEMENT



BETWEEN

MOHAMED ABDALLAH

And

MURASH INDUSTRY LTD

TIN NO.141-667-939

RELATING TO WAREHOUSE SQUARE METER 600 AT MBAGALA ZAKHEM

KILWA ROAD

PLOT NO.312 BLOCK NO.26

DAR ES SALAAM TANZANIA.

DRAWN BY;

MOHD ABDALLAH

P.O. BOX 20125

Dar es salaam

LEASE AGREEMENT

This AGREEMENT is made THIS, 1st. DAY OF JULY 2020 BETWEEN

MOHAMED ABDALLAH OF P.O.BOX 20125 Dar es salaam;(Hereinafter called THE LESSOR”) AND

MURASH INDUSTRIES LTD OF P.O.BOX 3578 DSM (Hereinafter called THE LESSEE”) of the OTHER PART

WHERE AS the lessor is legal owner of WAREHOUSE WITH SQUARE METER 600. THAT IS LOCATED AT PLOT NO.312 BLOCK NO. 26 MBAGALA ZAKHEM TEMEKE DAR ES SALAAM Region Hereinafter Called (THE PROPERTY”) and desires to lease the said property to the lessee and the Lessee desires to take on the lease basis the said property on terms hereinafter appearing;

IT IS HERE BY AGREED AS FOLLOWS

1. The lessor agrees to let to the lessee and the Lessee agrees to take and occupy the said property for the term of **THREE YEARS FROM 1st. DAY OF JULY2020 UP TO 30th DAY OF JUNE 2023.**
2. That the monthly rent for **ONE MONTH** shall be 1,000,000 payable fully after **SIX** month amounting to **6,000,000.**This agreement is renewable after **SIX MONTH** unless otherwise agreed by the two parties.
3. The lessee shall use the premises for..... Purpose and will ensure to his knowledge that no illegal business is carried out in the lease property.
4. The lessee shall not use the property for illegal or immoral purpose.
5. The Lessee shall be responsible for payment of all utilities for the lease period and shall not be responsible for any outstanding amount at the beginning of the agreement.
6. With not less than 48 hours notice the lessor shall be allowed by the lessee or duly authorized representative at all reasonable to enter the leased property for the purpose of inspection of the property.
7. The lessee shall be responsible to pay all other taxes arising.
8. If the lessee shall be desirous of taking a new lease of the property after expiration of the term here by granted, shall deliver to the lessor a notice in writing not less than three months before the expiration of the said term.
9. The monthly rent might be increased by certain percentage after the expiration of the said term upon consideration by the lessor.

10. In case it is required to terminate this agreement, lessee must give three months written notice to the lessor.

11. The lessee shall comply with all relevant government laws and regulation applicable to the business conduct.

12. The lessee shall be answerable to all or any civil liability, which may arise in connection with the operation of his business at leased property without involving the lessor.

13. The place of in front of you.....you can use for show place and legal business purpose.

14. ALCOHOLIC NOT ALLOWED.

15. That in case the lessee gives three months notice of his intention of renewing his agreement before the expiry of the current agreement he will also have to pay the full amount of rent for the new agreement.

16. That in case the lessee fails to pay the rent due with penalty if any; the landlord will take possession of the building without further notice to the lessee.

17. That the lessee is not allowed to sub-let the building to another tenant without the new tenant having an agreement with the landlord.

18. That in case the lessee fails to pay the rent due, the landlord will be entitled to lock the premises it being a godown, a shop or a residential building until such time that the lessee pay the entire outstanding amount plus a penalty of twenty five percent 25%. The lessor shall apply the penalty amount to charitable purposes only.

19. That security and safety of lessee's property will be upon the lessee himself.

20. Customer mobile:

IN WITNESS WHERE OF the parties or their duly authorized representative have executed this agreement on the date and in the manner hereinafter appearing;

NAME:

SIGNATURE: DATE:

1. MOHAMED ABDALLAH (Lessor)

[Signature]

01/07/20

2. MURASH INDUSTRIES LTD (Lessee)

[Signature]

07/07/20

3. WITNESS NAME BERNARD NGATUNGA

SIGNATURE *[Signature]*

DATE 22/09/2020



WHT	1,000,000 x 6 x 10%	=	600,000
SD	1,000,000 x 12 x 1%	=	120,000
Total			<u>720,000</u>