

LEASE AGREEMENT

BETWEEN

BONIFACE JOSEPH

AND

OKSANA COMPANY LIMITED

THIS LEASE AGREEMENT is made this 4th day of February 2021

BETWEEN

BONIFACE JOSEPH of P. O Box 100 BAGAMOYO (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

OKSANA COMPANY LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 11934, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of Plot at Kihangaiko Village, Msata Ward, Bagamoyo District in Coast Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall

- a) That this lease agreement will be for a term of Ten (10) years, starting from 1st February, 2021 and as witnessed in the Lease Agreement between **BONIFACE JOSEPH** and **OKSANA**

COMPANY LIMITED which will be reviewed after every five years periods.

b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 300,000 only , payable in advance for a period of every twenty four months with effect from 4th February, 2021

2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force


IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said

Boniface Joseph who is identified to me by
Caren Mjema The latter

Being known to me personally in my presence

This 4th day of February, 2021



LANDLORD

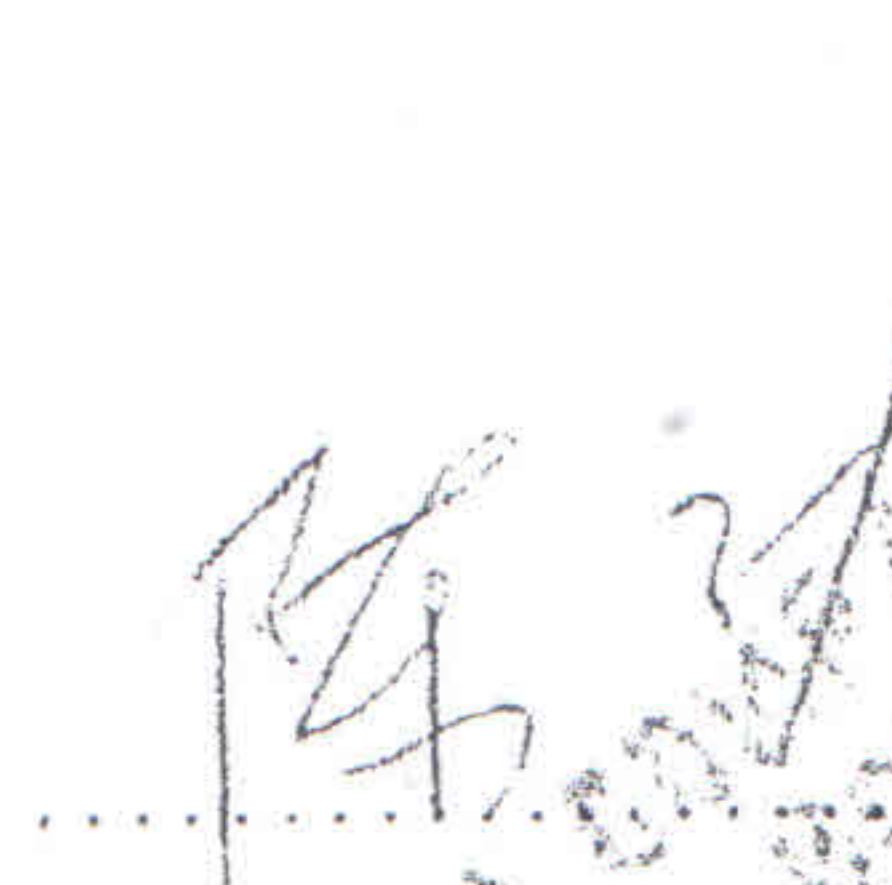


SIGNED AND DELIVERED at Dar es Salaam by the said

Oksara Company Limited who is identified to me by
Caren Mjema The latter

Being known to me personally in my presence

This 4th day of February, 2021


Oksara Company Limited
TENANT

