

THE LAND REGISTRATION ACT (CAP .334)

LEASE AGREEMENT

CT NO.17134
FARM NO LO 3571
MAGOLE VILLAGE
KILOSA DISTRICT
MOROGORO

THIS LEASE AGREEMENT is made this 31st day of August 2020.
between **MOHAMMED ABOOD** of P.O. BOX 2080, MOROGORO (herein after referred to as "Landlord") of the one part and **MIKA MEATS LIMITED** of P.O. BOX 22521 DAR ES SALAAM (herein after referred to as "tenants") of the other.

WHERE BY IT IS AGREED by and between the parties hereto as follows:

1. **IN CONSIDERATION** of a sum of Tanzania shillings Twenty Million only (Tshs. 20,000,000 /=-) as a rent per year , the Landlord and the Tenants' covenants hereinafter reserved and contained the Landlord **HEREBY DEMISED UNTO** the Tenants the property situated on **magole village, Morogoro Region**
2. comprised in the farm no. 3571 (here in after referred to as "DEMISED PREMISES") **TO HOLD** the demised premises for **Unexpired Term of Right of Occupancy less 10 year** commencing on the **1st day of August 2020 to 31st august 2030.**
3. The Tenants **HEREBY COVENANTS** with Landlord to the intent that the obligations shall continue throughout the said term as follows:
 - 2.1. To pay a yearly rent in advance as the date of signing this agreement.
 - 2.2. To pay and discharge sewerage charges attributable to and charges of electricity and water consumed or used in the demised premises.
 - 2.3. At all times, to keep the interior of the demised premises and appurtenances thereof, including the doors, windows and other glass fixtures, fittings, fastenings, electric wires and fitting waste water drains and other pipes and sanitary water apparatuses therein and the

Certified true copy of the Original
Sign: PW Date:
PETER MUYESHI
Advocate, Notary Public & Commissioner
for Oaths

- painting and decoration thereof in good and tenantable repair and condition throughout the said term (fair wear and tear are expected).
- 2.4. To keep the garden and the ground of the premises in good order and condition.
 - 2.5. To erect or install such alterations or improvements in or in addition to the demised premises as may be necessary or convenient for the Tenants and such improvement shall form part of the demised premises.
 - 2.6. To permit the Landlord and or his agents, surveyors, authorized by the Landlord at all reasonable times of the day upon not less than 24 hours previous written notice (or immediately in case of need) to enter upon the demised premises to view the state and condition of the demised premises and may execute any repairs necessary under the covenant in that behalf hereinafter contained.
 - 2.7. Not to do, or suffer on the demised premises or any part thereof, any act, matter or thing whatsoever which may be or tend to the annoyance, nuisance damage or disturbance of the Landlord or occupiers of any adjoining or neighbouring property.
 - 2.8. No to use, or suffer the demised premises for any illegal or immoral purpose.
 - 2.9. Forth with to insure and keep insured against loss or damage by accident, fire, burglary, lightning, explosion, storm, tempest, windstorm, aircraft, earthquake, malicious damage, water damage, and all similar perils in the demised premises to the full value thereof.
 - 2.10. To yield up the demised premises with the fixtures and fittings and additions thereto as the expiration or sooner on determination of the said term in good and substance repair and condition in accordance with the several covenants herein contained.

3. The Landlord **HEREBY COVENANTS** with the Tenants as follows:

- 3.1. To maintain, repair, amend, renew Cleanse, repaint and redecorate, otherwise keep in good and tenantable condition the structure of the building and in particular the roofs, foundations, and walls thereof, but excluding nevertheless, there from.

3.1.1. all walls that are situate wholly within the demised premises.

3.1.2 the interval faces or boundary walls that enclose the demised premises.

PROVIDED that the Landlord shall not be liable to the tenant for any defect or want of repair hereinbefore mentioned unless the Landlord has had notice thereof, or in respect of any obligations hereunder that is to be constructed as falling within the ambit of any of the Tenant's covenants hereinbefore contained.

3.2. That the Tenant paying the rents hereby reserved and observing and performing the several covenants and stipulations herein on the part of the Tenant. The tenant shall peaceably hold and enjoy the demised premises throughout the said term without any interruption by the Landlord or any person rightfully claiming under or in trust for the Landlord.

PROVIDED FURTHER that:

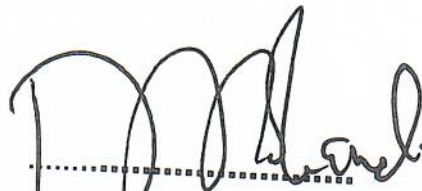
4.1. The Tenant shall have the right to rename the demised premises or any part thereof without consulting the Landlord.

4.2. That prior to the commencement of this lease, the Landlord shall terminate and pay all the existing staff, and shall make good all arrears, including but not limited to water, electricity, telephoned, site rates and other municipals charges.

4.3. Stamp duty, registration charges and other expenses in connection with the preparation of this lease shall be borne by the Lessee.

4.4. That at the expiry of the term hereby created, and if the Tenants so desires, they shall be given the first option to renew.

SIGNED and **DELIVERED** by the said **Mohamed Abood** who)
is known to me personally/identified)
to me by.....)
the later being known to me personally,)
in my presence this 31st day of Aug)
2020.)


.....
LESSOR

Name: Patricia Nygoh)

Signature: *De Lu*)

Postal Address: *Dares Salaam*)

Qualification: *Admin*)

SEALED with the common seal of)
MIKA MEATS LTD)

In our presence this *23rd* day of)
August 2020.)

BEFORE US

Signature: *Shah*

Postal Address: *Dares Salaam*

Qualification: *Director*



MIKA MEAT'S LTD.
P.O. Box 12039
DARES SALAAM