

LEASE AGREEMENT

BETWEEN

JOHN GODFREY KALIAGI  
(LESSOR)

AND

YORAN DEVELOPMENT COMPANY  
LIMITED  
(LESSEE)

Issued by:

**LORUBA ADVOCATES**

Advocates, Notary Public and Commissioner for Oaths

Main Office: AZIMIA HOUSE 3<sup>RD</sup> FLOOR

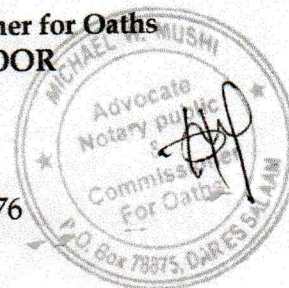
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## LEASE AGREEMENT

This LEASE agreement is made at Dar es salaam on the 24<sup>th</sup> day of February, 2021

Between

**JOHN GODFREY KALIAGI** of Post Office Box ..... Dar es Salaam (hereinafter referred to as "the Lessor", which expression shall include the assignees, representatives, agents etc.) on the ONE PARTY.

AND

**YORAN DEVELOPMENT COMPANY LIMITED** of Post Office Box 34359 Dar es salaam (hereinafter referred to as "the lessee" which expression shall include the assignees, representatives, agents etc.) on the ONE PARTY.

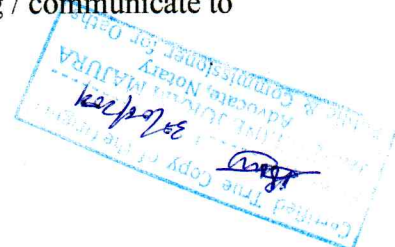
**WHEREAS** The Lessor is the lawful owner of the premise located (plot No 26 ) at Kisemvule, Mkuranga within Coastal Region Of Tanzania (hereinafter referred to as "the demised premises");

**AND WHEREAS** the lessor desires to lease the demised property on his own will pursuant to the terms and conditions set for in this lease agreement

**AND WHEREAS** the Lessee has agreed to lease the demised property, subject to the term and conditions of this lease agreement, and has agreed to pay rent as retained in this agreement.

### **NOW THIS LEASE AGREEMENT WITNESSETH as follows:**

- 1) The Lessor hereby demises into the Lessee the demised premises together with all fixtures and fittings for a period of **Three Years** beginning from **01<sup>st</sup> March 2021 and ending on 31<sup>st</sup> March 2024** at the rent of **Five hundred thousand Tshs 500,000/=** per month inclusive of withholding tax payable as follows:
  - a) The first payment shall be Six (6) months' rent payable within seven (7) days prior to the date of commencement of this agreement.
  - b) The rest of the rent shall be paid in advance after the expiry of the first (6) months period as specified in paragraph 1(a) hereinabove.
- 2) This Lease Agreement shall last for a term of Three years with the effect from 1<sup>st</sup> March 2021, however either party may terminate this agreement by issuing / communicate to



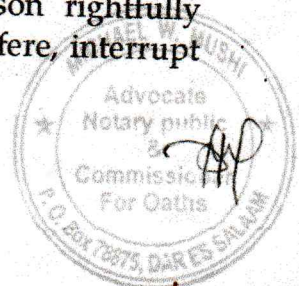
the other party a written notice of not less than three month from the date of its communication.

**3. In line with this agreement THE LESSEE HEREBY COVENANTS with the Sub-Lessor:-**

- a) To pay the rent at the time and in the manner herein provided;
- b) To occupy the demised premises for any legal/commercial transaction and for residential purposes;
- c) To pay for all charges in respect of consumed water, electricity, garbage disposal, and sewerage charges, (including meter rents, if any) in connection with the demised premises during the said term;
- d) To keep the demised premises in good condition and to keep the interior of the demised premises and appurtenances thereof tidy and in good condition throughout the term;
- e) To allow the Lessor and/or his agents at all reasonable times to enter upon the demises premises to inspect or carry out repairs or for other purposes in connection with the demised premises;
- f) Not to do or permit to be done anything in or upon demised premises or any part thereof which may be or become a nuisance, annoyance, damage or inconvenience to the Lessor or the neighbourhood.
- g) Not to use the demised premises or any part thereof for any illegal or immoral purpose;
- h) To yield up the demised premises with fittings and additions thereto at the expiration or sooner determination of the term in good repair and tenantable condition in accordance with the covenants herein contained, fair wear and tear excepted;

**4. AND THE LESSOR HEREBY COVENANTS WITH THE TENANT/LESSEE as follows:**

- a) Subject to the Lessee performing all the covenants herein above specified, not to interfere or allow other person rightfully claiming under or in trust for the Lessor to interfere, interrupt



or intrude upon the Tenant's peaceful enjoyment of the demised premises throughout the said term;

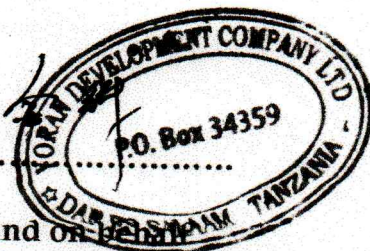
b) For the purpose of maintaining the demised premises the Lessor reserves the right to enter demised premises to inspect and make any necessary repairs, so long as such entry is at prearranged times, with the consent of the Lessor;

IN WITNESS WHEREOF, the Lessor and the Lessee have put their respective seals, signatures on the original and duplicate thereof on the day, month and year hereinbefore appearing.

*[Handwritten signature of John Godfrey Kaliagi]*

.....  
**JOHN GODFREY KALIAGI**  
Lessor

*[Handwritten signature]*



.....  
Director for and on behalf of the Lessee

The persons named above have put their respective seals/stamps and signed this agreement on this.....24<sup>th</sup>.....day .....Feb.....2021, in my witnesses:

Name: MICHAEL W MUSHI

Signature: *[Handwritten signature]*

Date: 22/02/2021

Qualification: **ADVOCATE/NOTARY PUBLIC**



*[Handwritten notes: 29/3/2021, WT = 300,000/-, SD = 60,000/-]*