

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 3RD FLOOR

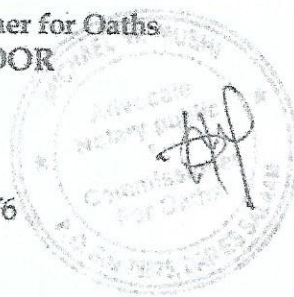
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LEASE AGREEMENT

THIS LEASE agreement made at Dar es Salaam this 24th day of 12th, 2021

BETWEEN

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

AND

24359 YORAN DEVELOPMENT COMPANY LIMITED, of P. O. Box Dar es Salaam (hereinafter referred to as "Lessee" which expression shall include its heirs, representatives, assigns, etc.) On the OTHER PARTY.

WHEREAS the Lessor is absolutely possessor and legal owner of the premise located (plot No. 26) at Kisenvule, Mkuranga within Coastal Region of Tanzania [Hereinafter referred to as "the demised premises/property."];

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 terms and conditions of this lease agreement, and has agreed to pay rent as retained in this agreement;

NOW THEREFORE, THIS AGREEMENT WITNESSETH as follows:-

1. In consideration Tsh 3,000,000/= (say Tanzanian shillings Three Million Only) Lessor's demise his premises located at Kisenvule, Mkuranga within coastal Region, to Lessee, being the cost of 6 months with effect from 1st March 2021 to 31st of August 2021 (i.e 500,000/= @ month).
2. This agreement shall lasts for a term of 18 months with effect from 1st March 2021; however, ether 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;

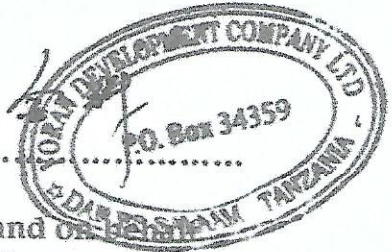
IN WITNESS WHEREOF, the Lessor and the Lessee have put their respective seals, signatures on the original and duplicate thereof on the day, month and year hereinbefore appearing.



.....
JOHN GODFREY KALIAGI
Lessor



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



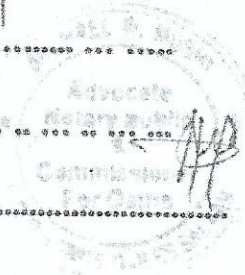
The persons named above have put their respective seals/stamps and signed this agreement on this.....24th.....dayFeb.....2021, in my witnesses:

Name: MICHAEL W MUHTI

Signature: 

Date: 22/02/2021

Qualification: **ADVOCATE/NOTARY PUBLIC**



29/3/2021
WT = 300,000/-
SD = 600,000/-
