

# S. T. ABRI LIMITED

REAL ESTATES, IMPORTERS AND DISTRIBUTORS OF TRUCK PARTS

P.O. BOX 41073 DAR ES SALAAM TANZANIA

TABATA MATUMBI INDUSTRIAL AREA, MANDELA RD PLOT No. 248/249

E-mail: [stabri@hotmail.com](mailto:stabri@hotmail.com) TEL: 0754620313 / FAX: 022-2170441.

## LEASE AGREEMENT

This agreement made this 1<sup>st</sup> day of January 2021 between S. T. Abri Ltd of P O Box 41073, Dar es Salaam, hereinafter called the landlord on one part and FUYU HARDWARE COMPANY LIMITED of P.O. Box 41073, TIN;148-422-710, (hereinafter called the tenant ) of the other part.

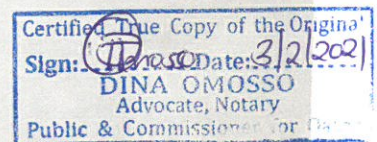
Where as the landlord is the owner of property number 248/9 Mandela Road hereinafter referred to as the property and desires leasing the same to the tenant for a rent of TZS Three million only (3,000,000) only per month and the tenant is desirous of leasing the property.

### NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The period of tenancy herein referred to as the contractual period shall be Five Years, but the tenant shall pay annually starting from 01<sup>st</sup> March 2021 to 28<sup>th</sup> February 2022
2. The tenant shall pay One year rent at beginning of this contract. The One years' rent that shall be payable is tzs 36,000,000/= (Thirty Six Million only)



S. T. ABRI LTD.  
P. O. Box 41073  
DAR-ES-SALAAM  
MANDELA ROAD



**THE LANDLORD HEREBY CONVENANTS WITH THE TENANT AS FOLLOWS:**

- (a) Not to assign, carry out any major maintenance, sublet or part with any part of the premises without the written consent of the landlord.
- (b) To permit the landlord or his agent with or without workmen, at reasonable time of the day, after a reasonable notice to the tenant in that respect, enter upon the premises to examine and or execute major repairs to the property under the landlords' convenience in that behalf.
- (c) To maintain the premise in a clean condition.
- (d) To sign and acknowledge the number of keys or any other items supplied to the tenant at the commencement of the Tenancy Agreement.
- (e) Bills of electricity, telephone and any other consumable services on the premises will be paid by the tenant

**TERMINATION OF CONTRACT**

- (a) Automatically expire after the contractual period which is one year
- (b) By either party to this contract by giving three months notice in writing to the other party.

NAME OF TENANT : LAN HAOTIAN

SIGNATURE.....*[Signature]*.....

NAME OF LANDLORD ; FAWAZ AYEDH SALMEN

SIGNATURE.....*[Signature]*.....

NAME OF WITNESSES ; ABUBAKAR .Y. MOHAMED

SIGNATURES .....*[Signature]*.....

Certified True Copy of the Original  
Signed *[Signature]* Date: 3/2/2021  
DINA OMOSSO  
Advocate, Notary  
Public & Commissioner for Oaths



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