

N.M.N TRADING COMPANY LIMITED LEASE AGREEMENT

This Commercial Lease Agreement is made between HESU INVESTMENT LIMITED and the Tenant N.M.N TRADING COMPANY LIMITED on this date 01/05/2021.

The Landlord hereby agrees to rent the premises to the Tenant and Tenant hereby agrees to rent the premises from the Landlord, The premises is described as follows: Street Adress: Plot no. 311/4, Block no. T, Markazi- Miburani **Taifa road, Temeke.**

1.TERM: Fixed term lease beginning on 01/05/2021 and ending on 01/05/2024 for a total period of 36 months.

2.RENT: The Tenant agrees to pay the Landlord an amount of 100,000 per month as rent for 1 month at a time.

3.USE OF PREMISES: The Tenant may not sublet this premises or assign this Lease to any other persons without the written consent of the Landlord.

4.REPAIRS AND MAINTENANCE: The Tenant agrees to take good care of the premises and promptly notify the Landlord of any defects or damages to the premises in writing. After receiving the written notice, the Landlord shall make any necessary repairs to the premises within a reasonable time.

5.ALTERATIONS: The tenant agrees not to make any Alterations, Additions, improvements or painting to the premises, nor to change or add locks, fixtures or wiring without the written consent of the Landlord. If such consent is given all such alterations shall be made at the expense of the Tenant and shall become the property of the Landlord.

6.DEFAULT: The Tenant will be in default of this residential lease agreement if he/she;
01. Fail to pay the full rent when due or
02.fails to fulfill any term or condition of this Lease and such default continues for 10 days after the Landlord has given notice of it to the Tenant or.

7.VALIDITY: If any term of this Lease is held to be invalid, it shall not affect the validity of any other term in the Lease.

8.ADDITIONAL TERMS AND CONDITIONS: Contract can be renewed upon completion of the term if rent is paid at the end of the term

Landlord Name: Hesu Investment Limited

Landlord Signature..... *[Signature]* Date 10/06/2021

Tenant Name: N.M.N Trading Co. Ltd

Tenant signature..... *[Signature]* Date 10/6/2021

Refused up
Paul J. Mbuya
[Signature]

