

LEASE AGREEMENT

This Lease Agreement is made and entered into on this 1st day of January 2025.

BETWEEN

Landlord:

Name: Juma Abdallah Hassan

Nationality: Tanzanian

Address: Dar es Salaam, Kinondoni District, Mikocheni, Plot No. 45, House No. 12

Mobile: 0754 123 456

(hereinafter referred to as the Landlord)

AND

Tenant:

Name: MAMWAKA COMPANY LIMITED

Incorporation Number: 167915205

Registered Office: Dar es Salaam, Ilala District, Kiwalani, Plot No. 102, Block C, House No. 16

Mobile: 0745 695 272, Email: Wuhuhu7777@gmail.com

(hereinafter referred to as the Tenant)

TERMS AND CONDITIONS

1. Premises

The Landlord hereby leases to the Tenant the premises located at Plot No. 102, Block C House No. 16, Kijiwesemli, Kiwalani Ilala District, Dar es Salaam.

2. Lease Term

The lease shall commence on 1st January 2025 and shall remain in force for a period of three (3) years, expiring on 31st December 2027.

3. Rent

The Tenant shall pay to the Landlord rent in the sum of Tanzanian Shillings Five Hundred Thousand (TZS 500,000) per month. Rent shall be payable in advance on or before the 5th day of each month.

4. Security Deposit

The Tenant shall pay a security deposit of TZS 500,000, equivalent to one month's rent. This deposit shall be refundable at the end of the lease term, subject to deductions for damages or unpaid rent.

5. Use of Premises

The Tenant shall use the premises for business purposes only, as permitted by law. The Tenant shall not use the premises for unlawful or prohibited activities.

6. Repairs and Maintenance

- The Tenant shall keep the premises in a clean and habitable condition and shall be responsible for minor repairs.
- The Landlord shall be responsible for major structural repairs.

7. Termination and Renewal

- This lease cannot be terminated before its expiry unless there is a breach of the terms of this Agreement.
- Either party wishing to renew or renegotiate the lease shall notify the other party at least three (3) months before expiry.

8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

SIGNATURES

Landlord:



Juma Abdallah Hassan

Tenant:



For and on behalf of MAMWAKA COMPANY LIMITED

BEFORE ME:



COMMISSIONER FOR OATHS

