

HOUSE/OFFICE LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into on this 24th day of May, 2025, by and between:

PARTIES

LANDLORD/LESSOR:

Name: ALFRED MICHAEL NNKO
Address: Uru road, Moshi, Kilimanjaro, Tanzania
P.O. Box: 7292
Phone: +255 754 668 229
Email: alfred.michael@icloud.com

TENANT/LESSEE:

Name/Company: VFARMS LIMITED
Registration No.: 174199353
Address: Ushirombo, Bukombe, Geita, Tanzania
P.O. Box: 131
Phone: +255 744 88 6688
Email: vfarmslimited@gmail.com

RECITALS

WHEREAS, the Landlord is the lawful owner/holder of the property described herein and has the legal right to lease the same;

WHEREAS, the Tenant desires to lease the said property from the Landlord for the purposes herein stated;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

1. PROPERTY DESCRIPTION

1.1 Premises:

Plot No.: 40, **Block No:** BF, 148/1
House/Building No.: 12
Street/Road: Shanty Town
District: Moshi
Region: Kilimanjaro

1.2 Property Type: Commercial/Office

2. TERM OF LEASE

2.1 Duration:

This lease shall be for a period of **Three (3) Years**, commencing on **1st July, 2025** and terminating on **30th June, 2028**.

2.2 Renewal:

This lease may be renewed by mutual written agreement of both parties at least **30 days** before expiration.

3. RENT AND PAYMENT

3.1 Monthly Rent:

The monthly rent shall be **Tanzania Shillings One Million Five Hundred Thousand Only (TZS 1,500,000/=)**.

3.2 Payment Schedule:

Rent shall be paid in six month, advance in a lump sum of **Tanzania Shillings Nine Million (TZS 9,000,000/=)** at the beginning of each lease year.

3.3 Payment Method:

Rent shall be paid through **Bank transfer**, to an account designated by the Landlord, namely Bank Account **KCB BANK 3391196211** or to **EXIM BANK 0241001839** held in the name of **ALFRED MICHAEL NNKO**.

4. RENT INCREMENT

4.1 The parties agree that there shall be **no rent increment** during the three-year fixed term of this lease (July 1, 2025, to June 30, 2027).

5. UTILITIES AND SERVICES

5.1 Tenant Responsibilities:

Electricity (TANESCO), Water (Water Authority), Internet/Telephone, Cable/Satellite TV, Garbage Collection, and Security Services.

5.2 Landlord Responsibilities:

Water connection and basic supply, Electricity connection, and Property maintenance.

6. USE OF PREMISES

6.1 Permitted Use:

The premises shall be used solely for Residential and Office/Commercial purposes.

6.2 Prohibited Uses:

The Tenant shall not use the premises for:

- I. Illegal activities
- II. Activities disturbing neighbors
- III. Manufacturing or storage of hazardous materials
- IV. Subletting without written consent

7. OBLIGATIONS OF PARTIES

TENANT'S OBLIGATIONS:

- I. Pay rent punctually as specified herein.
- II. Maintain the premises in clean, sanitary condition and good repair.
- III. Not make alterations or improvements without Landlord's written consent.
- IV. Comply with all applicable laws and local authority requirements.
- V. Allow Landlord reasonable access for inspection and repairs with 24 hours' notice.
- VI. Not assign or sublet without Landlord's prior written consent.
- VII. Pay all utilities and services as specified.
- VIII. Surrender premises in same condition as received, normal wear and tear excepted.

LANDLORD'S OBLIGATIONS:

- I. Deliver premises in clean, habitable condition suitable for intended use.
- II. Provide quiet enjoyment of the premises.
- III. Maintain structural integrity and major systems.
- IV. Make necessary repairs within a reasonable time.
- V. Comply with all applicable housing and safety codes.

8. MAINTENANCE AND REPAIRS

8.1 Tenant Responsibility:

- I. Minor repairs and regular maintenance of the premises;
- II. Replacement of fixtures and fittings damaged due to misuse, negligence, or normal wear and tear;
- III. Garden and compound maintenance;
- IV. Pest control unless caused by structural defects;
- V. **All plumbing and electrical repairs, including major faults, except those caused solely by structural failure or force majeure events;**
- VI. Ensuring the premises remains in a clean, habitable condition and returned in such state at the end of the lease term.

8.2 Landlord Responsibility:

- I. Major structural repairs affecting the integrity of the building (e.g., foundation, external walls, and roofing);
- II. External painting and structural maintenance when necessary for safety and compliance with local authority standards;
- III. Ensuring the premises is delivered in good, habitable condition at the beginning of the lease.

9. RENOVATIONS AND IMPROVEMENTS

- 9.1 The Tenant shall be permitted to undertake renovations or improvements at their own cost.
- 9.2 The Tenant must **seek prior written approval** from the Landlord before commencing any structural or aesthetic modifications.
- 9.3 All approved improvements or renovations made by the Tenant shall **remain the sole responsibility of the Tenant** throughout the lease term.
- 9.4 Upon termination of the lease, the Tenant may **remove such improvements provided no damage** is caused to the original structure.

10. TERMINATION

- 10.1 This lease terminates automatically on the expiration date.
- 10.2 Tenant may terminate with one-month written notice.
- 10.3 Either party may terminate immediately for:
 - I. Material breach
 - II. Non-payment of rent after 30 days' notice
 - III. Illegal use of premises
 - IV. Bankruptcy or insolvency

11. DISPUTE RESOLUTION

- I. Parties shall attempt amicable resolution.
- II. Failing that, matters shall be referred to the **Court of Law in Moshi, Tanzania**.
- III. The prevailing party shall be entitled to legal costs.

12. COMPLIANCE WITH LAWS

- I. This lease shall be governed by the laws of Tanzania.
- II. Parties agree to comply with all applicable laws and authorities.

13. GENERAL PROVISIONS

- I. **Entire Agreement:** This document constitutes the entire understanding.
- II. **Amendments:** Must be in writing and signed.
- III. **Severability:** Invalid clauses do not affect the rest.
- IV. **Binding Effect:** Applies to heirs and assigns.

- ✓ **Notices:** To be written and delivered to listed addresses.
- VI. **Force Majeure:** No liability for events beyond control.

14. EXECUTION

IN WITNESS WHEREOF, the parties have executed this Lease Agreement on the date first written above.

LANDLORD/LESSOR

Signature: 

Name: ALFRED MICHAEL NNKO

Date: 24/05/2025

Witness:

Signature: _____

Name: _____

ID No.: _____

TENANT/LESSEE

Signature: 

Name: SRINIVASA RAO AVUTAPALLI

Title: Executive Director

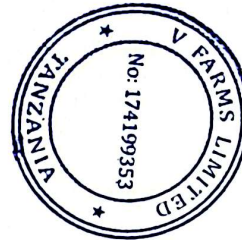
Date: 24th May, 2025

Witness:

Signature: _____

Name: _____

ID No.: _____



ACKNOWLEDGMENT

This Agreement was signed in the presence of:

Local Government Official/Commissioner for Oaths:

Signature: 

Name: Joseph Peter

Title: COMMISSIONER FOR OATHS

Official Stamp: _____

Date: 24 May 2025

