

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 754668229**
- Email: **alfred.michael@icloud.com**

TENANT/LESSEE:

- Name/Company: **VFARMS LIMITED**
- Registration No. **174199353**
- Address: **Ushiroombo, 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: The Landlord hereby leases to the Tenant the following described property:

- Plot No.: **127**
- House/Building No.: **12**
- Street/Road: **Uru Road**
- Ward: **Rau**
- District: **Moshi**
- Region: **Kilimanjaro**
- Certificate of Title No.: **127**

1.2 Property Type: Commercial/Office

2. TERM OF LEASE

2.1 Duration: This lease shall be for a period of **12 Months** commencing on **24th May, 2025** and terminating on **23rd April, 2026**

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 Five Hundred Thousand Only (TZS 500,000/=)**.

3.2 Payment Schedule: **Six Months in advance**

3.3 Payment Method: Rent shall be paid **Cash**

4. 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

5. USE OF PREMISES

5.1 Permitted Use: The premises shall be used solely for: Residential purposes, and Office/Commercial purposes

5.2 Prohibited Uses: The Tenant shall not use the premises for:

- Illegal activities
- Activities disturbing neighbors
- Manufacturing or storage of hazardous materials
- Subletting without written consent

6. OBLIGATIONS OF PARTIES

TENANT'S OBLIGATIONS:

6.1 Pay rent punctually as specified herein.

6.2 Maintain the premises in clean, sanitary condition and good repair.

6.3 Not make alterations or improvements without Landlord's written consent.

6.4 Comply with all applicable laws, regulations, and local authority requirements.

6.5 Allow Landlord reasonable access for inspection and repairs with 24 hours notice.

6.6 Not assign this lease or sublet without Landlord's prior written consent.

6.7 Pay all utilities and services as specified in Section 4.

6.9 Surrender premises in same condition as received, normal wear and tear excepted.

LANDLORD'S OBLIGATIONS:

- 6.11** Deliver premises in clean, habitable condition suitable for intended use.
- 6.12** Provide quiet enjoyment of the premises.
- 6.13** Maintain structural integrity and major systems (plumbing, electrical, roofing). **6.14** Make necessary repairs within reasonable time after notice.
- 6.15** Comply with all applicable housing and safety codes.

7. MAINTENANCE AND REPAIRS 7.1 Tenant's Responsibility:

- Minor repairs and maintenance
- Replacement of broken fixtures due to misuse
- Garden/compound maintenance (if applicable)
- Pest control (unless structural issue)

7.2 Landlord's Responsibility:

- Major structural repairs
- Roof, foundation, and external walls
- Major plumbing and electrical repairs
- Exterior painting and maintenance

8. TERMINATION

8.1 Natural Expiration: This lease

terminates automatically on the expiration date.

8.2 Early Termination by Tenant: Tenant may terminate with **One** month written notice.

8.3 Termination for Cause: Either party may terminate immediately for:

- Material breach of lease terms
- Non-payment of rent after **30** days' notice
- Illegal use of premises
- Bankruptcy or insolvency

8.4 Notice Period: All termination notices must be in writing and served personally or by registered mail.

9. DISPUTE RESOLUTION

9.1 The parties shall first attempt to resolve disputes through good faith negotiation.

9.2 If negotiation fails, disputes shall be resolved through Court proceedings in Kilimanjaro, Tanzania

9.3 The prevailing party shall be entitled to reasonable attorney fees and costs.

10. COMPLIANCE WITH LAWS

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

10.2 Both parties shall comply with all applicable laws, regulations, and requirements of competent authorities.

11. GENERAL PROVISIONS

11.1 **Entire Agreement:** This Agreement constitutes the entire agreement between parties.

11.2 **Amendments:** Any modifications must be in writing and signed by both parties.

11.3 **Severability:** If any provision is invalid, the remainder shall remain in effect.

11.4 **Binding Effect:** This Agreement binds heirs, successors, and assigns of both parties.

11.5 **Notices:** All notices must be in writing and delivered to addresses specified herein.

11.6 **Force Majeure:** Neither party shall be liable for delays due to circumstances beyond reasonable control.

12. EXECUTION

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

LANDLORD/LESSOR:

Signature: [Signature]
Name: ALFRED NNKU
Date: 25/05/2025

Witness:

Signature: [Signature]
Name: V. Pam Chagan
ID No.: Y3D42666

TENANT/LESSEE:

Signature: [Signature]
Name: Srinivasa Rao Avutapalli
Title: Executive Director
Date: 24th May, 2025

Witness:

Signature: [Signature]
Name: Edwin Bitenda Rumzi
ID No.: 19730917351020000129



ACKNOWLEDGMENT

This Agreement was signed in the presence of:

Local Government Official/Commissioner for Oaths:

Signature: [Signature]
Name: HELENA RUTALEMWA
Title: ADVOCATE
Official Stamp: _____
Date: 29/05/2025

