

THE LAND ACT CAP 113 R.E. 2019

LEASE AGREEMENT

BETWEEN

HAMZA SAIDI KIMARO

(FOR AND ON BEHALF OF OMARY ALLY OMARY, KHALID ALLY
OMARY AND ABDALAH ALLY OMARY)

AND

THE GOOD GRAIN CO. (TZ) LIMITED

CONCERNING THE LEASE OF FARM NO. 2229 REGISTERED UNDER THE
CERTIFICATE OF TITLE NO. 20988, LAND OFFICE NO. 251051 SITUATED AT
NGORBOB VILLAGE, ARUMERU DISTRICT, ARUSHA-TANZANIA.

DRAWN BY:-

FAIRFAX ATTORNEYS

PANGANI STREET, FIRE ROAD

NEAR SHREE HINDU CHARITABLE HOSPITAL

BUSTANI AREA, HOUSE No. 3

P. O. Box 7355

ARUSHA-TANZANIA

Lessor's Initials



1

Lessee's Stamp and Signature



ARTICLE II – LEASE TERM

Section 1. Total Term of Lease

The term of this Lease shall begin on the commencement date, as provided for under Article II section 4 of this Lease Agreement.

Section 2. Lease Period

The Lease shall be for Three (3) years with an option to renew so long as the Lessee may in writing give a three (3) months' notice before the expiration date of the intention to renew the lease upon such terms and conditions as may be agreed between the parties.

Section 3. Termination of the Lease

Incase either party wants to terminate the lease before it expires, the party should give the other party a notice in writing three (3) months before termination of the said lease.

Section 4. Commencement and the End of the Lease Agreement

The lease shall commence from the 1st July, 2025 to 30th June, 2028; The Lessee is hereby granted with occupation rights to take possession of the Demised Property in the whole period of the lease subject to the terms and conditions herein contained.

ARTICEL III – DETERMINATION


The Lessee agrees to pay the Lessor and the Lessor agrees to accept, during the term hereof, at such place as the Lessor shall from time to time direct by notice to the Lessee, rent at the following rates and times:

Section 1. Annual Rent

- a) For the first 18th Months (1st July 2025 to 31st December, 2026), the Demised Premises measures at 2, 935.5 SQM which will make a monthly rent to be at a tune of United States Dollars 2.50 (USD 2.50) only per Square Meter, making the total of USD 7,338.75 per month of the Demise Premises leased in this agreement.
- b) For the second 18th Months (1st January 2027 to 30th June, 2028) making total of three years (lease term) the rent per Square Meter will increase to the United States Dollars 3.00 (USD 3.00), making the total of USD 8,806.50 per month of the Demised Premises leased for the last term of 18th months.
- c) The Lessor and the Lesse will make adjustments on the increase rate of the rent at the second term and upon the parties' agreeing to renew the lease to another period of three (3) years or otherwise.

Lessor's Initials 

3

Lessee's Stamp and Signature 

IN WITNESS WHEREOF, the parties hereto have executed this lease the day and year above written or have caused this lease to be executed by their respective officers thereunto duly authorized.

SIGNED and DELIVERED at ARUSHA in the Presence of us by the said **HAMZA SAIDI KIMARO**

Who is known to me personally

This 23rd day of JUNE, 2025

[Signature]

LESSOR

BEFORE ME: -

NAME OMARI B. GUNDA

SIGNATURE [Signature]

ADDRESS P.O. Box 24 HAI

QUALIFICATION: **COMMISSIONER FOR OATHS**



SIGNED and SEALED with the Common Seal of the said **THE GOOD GRAIN CO. (TZ) LIMITED**

This 30th day of JUNE, 2025

[Signature]
LESSEE



NAME WILIAM M IMBEYWA

SIGNATURE [Signature]

ADDRESS PO BOX 78008-00507, NAIROBI, KEA

QUALIFICATION ACCOUNTANT

Lessor's Initials [Signature]

Lessee's Stamp and Signature [Signature]

NAME... Sir Dhandu

SIGNATURE... [Signature]

ADDRESS: ... P.O. Box 965 - 00606 Nairobi

QUALIFICATION... Witness

BEFORE ME:-

NAME: ... MACHARIA WAIGANJO

SIGNATURE: ... [Signature]

ADDRESS: ... P.O. BOX 72466 - 00200

QUALIFICATION: COMMISSIONER FOR OATHS

MACHARIA WAIGANJO
ADVOCATE
COMMISSIONER FOR OATHS
P.O. Box 72466 - 00200, NAIROBI
DATE: 29/6/25 SIGNATURE: [Signature]



Lessor's Initials ... [Signature]

Lessee's Stamp and Signature ... [Signature]