

TENANCY AGREEMENT

THIS AGREEMENT made in Mwanza on this 1st day of January 2018 BETWEEN MR. M.A. BAGHA of P.O. BOX 233, MWANZA (hereinafter called the 'Land lord') of the one part and MR. AJAE U KARELIA. P.O.BOX 11902. MWANZA. (TIN NO. 104 666 353.)

WHEREAS the Land lord is the registered owner of the residential and Business premises situate and being on Plot 140 Block 'T' Mwanza Municipality AND

WHEREAS the Land lord wishes to lease a part of the ground floor on plot 140 Block 'T' in the premises herein before described to the Tenant at a monthly rental of Shs.330,000 / T shs.(Three hundred thirty thousand) for a term of 36 Calendar months with effect from 1st January 2018 and the Tenant is willing to rent the same from the Land lord.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. The tenant hereby covenants with the Landlord as follows:-

- a) During the term here in grated to keep the interior of the desired premises and all additions there to, the sanitary and water apparatus therein if any in good and tenantable repair (fair wear and tear expected) and deliver the same to the Land lord in such repair at the expiry of the term here in grated or sooner determination of this Agreement.
- b) To pay for the electricity, water and telephone consumed in the premises during the tenancy.
- c) Not to assign or to sublet or in any way part with the premises without first obtaining the Land lord's consent in writing in that behalf.
- d) Not without the previous consent in writing of the Landlord to erect or suffer to be erected any other building extension and/or alterations to the demised premises without first obtaining the Land lord's consent in writing on that behalf.
- e) To repair or make good any damage occasioned by the Tenant and/or his family/employees.
- f) Not to suffer any dangerous obnoxious articles in the demised premises.
- g) To use the demised premises for office and workshop purposes only.
- h) To pay the rent on a half yearly basis in advance.

2. The Land lord hereby covenants with the tenant as follows:-

- a) That the Tenant paying the rent as herein provided and preforming and observing all the covenants on his part here before contained shall peaceably hold and enjoy the demised premises during the aforesaid term without any interruption by the Landlord or any person claiming under or in trust for the Land lord.
- b) To pay and discharge all land, site rate taxes and duties payable in respect of the demised premises.

C/F....2.

3. This Agreement is renewable on such terms as the parties hereto shall agree upon. A two month notice in writing to renew the tenancy shall be given by either party to the other.

IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands on the date and the year herein mentioned.

SEALED with the Common Seal of the said M.A. Bagha and delivered in the presence of us this 1st day of ^{Feb} January 2018.

SIGNATURE: [Signature]

POSTAL ADDRESS: P O BOX 233, MWANZA

SIGNED AND DELIVERED by the said



**MOHAMED
ABDULKARIM
BAGHA**

Who is known to me/personally/
~~identified to me by~~ _____
the latter being known to me
personally in my presence this
1st day of February 2018

SIGNATURE: [Signature]

POSTAL ADDRESS: _____

QUALIFICATION: Businessman

SEALED with the common seal of the said
AJAE U KARELIA
in the presence of us this 1st ^{February} January
2018

SIGNATURE: [Signature]

POSTAL ADDRESS: 11002 MWANZA

QUALIFICATION: BUSINESSMAN.

