

**LEASE AGREEMENT**

This Agreement is made this 01 day of 09 2021

BETWEEN

**Mr. STEFAN I. SULEIMAN** of P.O. Box 14607, Dares salaam, Tanzania (Here in after referred to as “the lessor/Landlord “of one part

AND

**JIN HERI TRADING COMPANY LIMITED** of P.O. Box 23206, Dar es Salaam (Here in after referred to as “the lessee/Tenant”) of the other part.

**WHEREAS**

The lessor is the owner of the office premises situated on Plot No. 21 Mandela Road Area, Ilala-Dar es salaam.

**AND WHEREAS**

The Lessee is desirous of renting the said premises from the lessor for warehouse purposes on the terms and conditions appearing below;

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

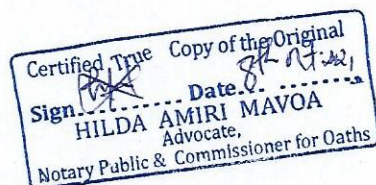
1. **IN CONSIDERATION** of the rent herein after reserved and the lessee’s covenants herein after contained or implied and to be performed and observed by the lessee and the lessor BOTH

**HEREBY DEMISE** unto the lessee the premises comprises of one acre and a half to hold the same unto the lessee for a term of 4 (four) years with an option to renew commencing on the 1<sup>st</sup> day of September 2021.

The monthly rent payable for the property shall be **TZS 1,872,000/=** (Say One Million, Eighty Hundred and Seventy-Two Thousand Only) net payable annually in advance at the time of signing of this agreement inclusive of VAT and withholding Tax.

The rent here by reserved shall be subjected to an increase /revision after the lapse of 4 (Four) years to accommodate any increases in land rent, site rates, administrative costs, taxes, assessments, duties, impositions, outgoing and burdens whatsoever which are at present or may in the future be levied or become payable on the land registered under the above reference.

2. The **LESSEE HEREBY CONVENATS** with the **LESSOR** as follows;
  - a. To pay the said rent punctually as here in provided without any deductions whatsoever.



- b. To bear, pay and discharge all charges for water and electricity consumed on the property and for the telephone charges and any utility charges that may become due as result of the use of the premises in the course of the lease or any extension thereof.
  - c. To use the premises for the legitimate business as according to the objectives of the company and warehouse purposes.
  - d. Not to assign or part possession of the said premises or any part thereof under any circumstances.
  - e. To permit the Lessor and his servants or agents at all reasonable times to enter up on the premises with a prior notice and its conditions and or carry out the Lessor duties as to maintenance.
  - f. To keep the interior of the premises in good tenable repair and in a tidy condition at all times.
  - g. Not to make any alteration in or addition to the said premises without the consent in writing of the Landlord and the Tenant shall not remove any additions or extension without the written consent of the Land lord.
  - h. The tenant shall insure the premises and his goods during the period of tenancy against all risks.
  - i. At the expiry of the tenancy period the Tenant shall handover vacant possession of the premises to the Landlord together with all fixtures and fittings there in a good condition.
  - j. The Tenant shall pay the stamp duty as levied by TRA.
  - k. The Landlord has the right to vacate the Tenant by Notice of 60 days at any given time.
  - l. The Tenant can vacate the premises only by issuing 60 days' notice to the Landlord in advance.
3. The LESSOR **HEREBY COVENANTS** with the LESSEE as follows:
- a) the lessee paying the rent before reserved and performing and observed the several covenants and stipulations herein or his part contained shall peacefully hold and enjoy the property the term here by created without

Certified True Copy of the Original  
Sign. *[Signature]* Date *21/07/2021*  
HILDA AMIRI MAVOA  
Advocate,  
Notary Public & Commissioner for Oaths

unlawful intervention by the lessor or any person or persons rightfully claim under him.

- b) To keep the roof, main walls of the house, drains, supply and pipes carrying the same to the house in good repair and condition during the period of occupancy by the lessee.
- c) To deliver vacant possession of the said premises to the lessee on or before the commencement of the lease period.

**4. NOTICE ON TERMINATION OF THE LEASE**

The lessee or lessor shall when desirous of terminating the lease for any other than default of the term of this lease shall give a six (6) months' notice of termination of the lease.

**IN WITNESS HEREOF** the parties hereto have executed these presents on the day and year in the manner hereinafter appearing.

SIGNED and DERIVED at Dar es salaam  
By the said **STEFAN I. SULEIMAN** who is  
Known to personal/identified to me by.....  
The later known to me this ..01Day of ..09..2021 } **LESSOR**



**Before Me: -**

Name: - Shabani Mlembe,  
Signature: .....  
Address: - P.o. Box 45128, Dar es Salaam  
Designation: - Advocate

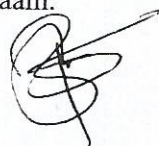
SIGNED and DERIVED at Dar es salaam  
By the said **LI CHANG SONG** (Director) on  
behalf of **JIN HERI TRADING COMPANY**  
**LIMITED** in the presence of us this ..01Day of  
...09.. 2021 } **LESSEE**



In witness where of: -  
Name: **ATHUMANI KASSIM KABONGO**

Signature: .....

Postal Address: P.O.BOX 6858 Dar es salaam.  
Designation: Director/ Secretary



01.09.2021

