

LEASE AGREEMENT

This agreement is made this 1ST day of March 2022

BETWEEN

Azaiz Suleiman Khalfan of KIGAMBONI DAR ES SALAAM, TANZANIA (hereinafter called "**The LESSOR**") on the one part.

AND

PORTMAN COMPANY LTD of P.O. Box 2169 DAR ES SALAAM, TANZANIA (hereinafter referred to as "**The LESSEE**") on the other part.

WHEREAS the **LESSOR** is desirous of letting to the **LESSEE** the premises more particularly described in clause 1 hereunder and the **LESSOR** is willing to rent such premises on the terms and conditions stipulated hereinafter.

AND THE PARTIES HERETO COVENANT AS FOLLOWS: -

1. That the **LESSOR** leases his office situated at Plot number 32, Nyakwale Street at Kibada in Kigamboni District DAR ES SALAAM (hereinafter called "**the PROPERTY**"), for a period of one (1) year effective from 01/02/2022 to 31/01/2026 (hereinafter referred "**the effective date**") at a monthly rent of shillings **FOUR HUNDRED THOUSAND ONLY (400,000/=)** and payable before signing the agreement.
2. All lease payments due and made by the **LESSEE** to the under this agreement shall be made through cash to the **LESSOR**.
3. That upon execution of this agreement and payment of the rent as stated above, the **LESSEE** shall thereafter be entitled to enter into full possession of the said property.
4. That the **LESSEE** shall not pay all the charges for electricity, water and other services/utilities used by him on the said property during the term of his lease.
5. That the **LESSEE** shall not carry out any alterations to the said property without prior written consent of the **LESSOR**. During the term of the lease, The **LESSEE** undertakes to develop/construct the said property at his own expenses upon obtaining consent from the **LESSOR**.
6. That the **LESSEE** shall not sublet or part with the possession of the said property without written consent of the **LESSOR**.
7. That the **LESSEE** shall use the said property for his own lawful business purposes only.
8. That the **LESSEE** agrees to maintain the said property and give back full vacant possession of the said property to the **LESSOR** at the expiry of this lease agreement in the like condition of the property at the time of leasing, fair wear and tear expected.
9. For the avoidance of doubt, it is understood that either party, **LESSOR** or **LESSEE** can terminate the lease agreement, giving three (3) months' notices in writing to the other part.

The LESSOR

NAME: Azaiz Suleiman Khalfan

ADDRESS: Kigamboni Municipal Council, Kibada, Nyakwale

SIGNATURE.....


The LESSEE

'On behalf' Portman Company Ltd

NAME: Fatma Salum Abdallah

DESIGNATION: Director

ADDRESS: - P.O. Box 2169 DAR ES SALAAM, TANZANIA

SIGNATURE.....


WITNESS BY:

NAME..... AHMED ABDALLAH

DESIGNATION..... TRANSPORT OFFICER

ADDRESS..... KIGAMBONI

SIGNATURE.....


BEFORE: →

