

LEASE AGREEMENT

THIS AGREEMENT IS MADE THIS 9..... DAY OF SEPTEMBER, 2022

BETWEEN

JULIETH LUKUBA; TIN No. 105214510 EMAIL: julieth.lukuba@gmail.com PHONE No. 0655044343. of P.O. Box 12326 Dar es Salaam - Tanzania (here-in-after referred to as "the LESSOR") which expression shall where the context so admits include its successors and assigns of the one part;

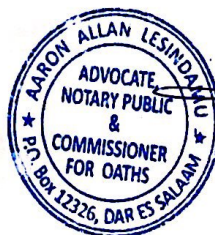
AND

USANA OFFICIAL COMPANY LIMITED.. of P.O. Box 0769551197.. Dar es Salaam Tanzania (here-in-after referred to as "the LESSEE") which expression shall where the context so admits include its successors and assigns of the other part.

WHEREAS: the LESSOR is a lawful owner of a house structure located at Plot No.1829/ Block 2 Masaki area within Kinondoni the city of Dar es Salaam [in which the shop frame subject to this contract is located] (hereinafter referred to as demised premises) upon and subject to the terms and covenants hereinafter stipulated.

AND WHEREAS: the Lessee is desirous to lease the shop frame and agreed to enter into a Lease Agreement for the Shop Frame subject to the terms stipulated in this Lease agreement.

1. That, the LESSOR lease one of the shop frame located in the building located at Masaki within Kinondoni District in Dar es Salaam.
2. The Lease shall be of 6.....months, subject to renewable yearly, in which month rent shall be 650.....USD.....for the whole Lease Period.
3. This Lease shall commence on 1..... day of OCTOBER....., 2022
4. That, lessee shall pay next rent within one month before expiry of the current lease period.
5. That, the LESSEE, shall not ASSIGN, SUBLET or BEQUEATH the demised premises or any part thereof under any reasons or circumstances whatsoever without prior written consent of the LESSOR.
6. That, the LESSEE shall pay all charges pertinent with usage of electricity, water, and telephone and sewage services during the exclusive possession of the lease.
7. That, the LESSOR is at liberty to inspect the demised place as he or she deems fit upon sending notification to the LESSEE, electronic messages are inclusive.
8. That, a breach of any of the covenants herein contained constitutes good cause for revoking the tenancy.



9. That, either the LESSOR or the LESSEE shall be at liberty to terminate this lease before the expiration of the lease term by giving to the other party three (3) months notice in writing and the LESSEE shall at the expiration of the said notice deliver vacant possession of the premises to the LESSOR.
10. That, in case the LESSEE demand extra Electricity Meter or Water connection Facility shall be communicated to the lessor, and shall be addendum to this Lease Agreement in case the lessor is at option of installing his but the cost of connection of this facility shall be borne by the LESSEE.
11. That, if there is any renovation done to the premise, the lessee is obliged to submit to Lessor list of added things, notwithstanding the cost for the renovation is borne by the LESSEE and shall also be out of Leasehold Rent.
12. That, LESSOR has absolute discretion and liberty to review the rent payable in accordance with the prevailing value of money and with due respect to the changes of governing laws if so happens, provided that an advance notice of 30 days is given and shall also involve negotiation between both parties in this contract. That it shall be a duty of the LESSEE to pay withholding tax, the withholding tax that is 10% shall be deducted from LESSOR Rent and retained by the LESSEE, payable every time Rent is payable as per this agreement.
13. This Agreement shall be governed by the Tanzania Law of Contract and any other law related to it.

In witness whereof the said parties have hereinto set their respect hands as follow:-

SIGNED and Delivered by the said JULIETH LUKUBA

who is known to me/identified to me by

.....

Latter being known to me personally

this 09 day of September, 2022

Lukuba

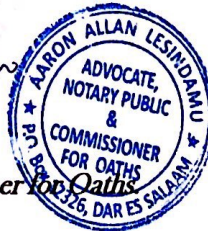
LESSOR

BEFORE ME:

Name *Aaron Allan koindom*

Signature *[Signature]*

Title; *advocate Notary Public and Commissioner for Oaths*



SIGNED and Delivered by the said

USAWA OFFICIAL COMPANY LIMITED

who is known to me/ identified to me by

MARINA RIUSECH MADRID

Latter being known to me personally

this 9 day of SEPTEMBER, 2022

[Signature]
LESSOR

BEFORE ME:

Name Aaron Allan Leindam

Signature *[Signature]*

Title; advocate Notary Public and Commissioner for

