

Lease No (R)
Region Code
Title No

COMMERCIAL LEASE

BETWEEN

THE NATIONAL HOUSING CORPORATION

(LESSOR)

AND

M/A ALWATI COMPANY
NATIONAL HOUSING CORPORATION
BUILDING OUR NATION

(LESSEE)

LEASE OF COMMERCIAL APARTMENT NO: 013
LOCATED ON PLOT NO. 2034 BLOCK. 141 STREET. INDIRAGADHI
REGION. ILALA

Lease No (R).....

Region Code.....

Title No.....

COMMERCIAL LEASE

BETWEEN

THE NATIONAL HOUSING CORPORATION

(LESSOR)

AND

MLAWASI COMPANY LIMITED

(LESSEE)

LEASE OF COMMERCIAL APARTMENT NO: 013

LOCATED ON PLOT NO. 2034 BLOCK 141 STREET INDIRAGADHI

REGION: ILALA

THE LAND ACT (No. 4, 1999)
THE LAND REGISTRATION ACT (CAP. 334)

LEASE

THIS LEASE is made the 17th day of AUGUST, 20 22

Between

NATIONAL HOUSING CORPORATION, a statutory corporation established by virtue of the National Housing Corporation Act No. 2 of 1990, whose Head Office is situated on Plot No. 47, Medeli West, for the purposes hereof of P. O Box 2422, Dodoma (hereinafter referred to as the "**Lessor**," which expression shall, where the context so admits, include its successor(s) and assign(s)),

And

MLAWAJI COMPANY LIMITED of P.O. Box 46343, Dsm whose registered office is situate on _____, Street, (Hereinafter to be referred to as the "**Lessee**", which expression shall, where the context so admits, include its personal representative(s) heir(s) and permitted assign(s)).

WHEREAS, the **Lessor** is the registered proprietor of the demised premises and desires to **lease** the Premises to the **Lessee** and **Lessee** desires to take the said Premises from the Lessor for the term, at the agreed rental amount and upon the provisions set forth herein.

NOW IN CONSIDERATION of the rent and the mutual covenants hereinafter reserved and contained in schedule one - **Terms and Conditions** - attached hereto, **THIS LEASE WITNESSETH** as follows:-

1. **Physical Residential Address of the lessee**

The **Lessee** hereby declares/warrants that he is residing at _____ in House No _____ situated on Plot No. _____ Block _____ Street _____ Municipality/Region.

2. **Lettable Area & Measurement**

The **Lessor** hereby demises unto the Lessee all that area measuring _____ square metres on the GROUND floor of the building (hereinafter referred to as the "**Demised Premises**") in the building situate on Plot No. 2034/141, INDIRAGADHI Street, ILALA Municipality/Region (the said building together with the plot where it is situated shall hereinafter be called the "**Property**").

3. **Rent per square meter**

Rent payable per square meter is Tanzanian shillings/United States Dollars _____ and any other charges, expenses and fees which the Lessor may from time to time incur in connection with or in procuring the remedying of any breach by the Lessee of any of the covenants on the part of the Lessee contained in this Lease.

4. Total rent payable per month

The total amount payable per month is Tanzanian Shillings/United States Dollars 962,788.9/- (TZS/USD _____) VAT inclusive (the "Rent").

5. Service Charge

The Lessee shall also pay to the Lessor a service charge of Tanzanian Shillings/United States Dollars _____ (TZS/USD _____) per square meter. The total monthly service charge for the Lettable Areas shall be Tanzanian Shillings/ United States Dollars _____ (TZS/USD _____) VAT inclusive payable as per the agreed mode of payment pursuant to Clause 7 below.

6. Rent and Service Charge review

The above Rent is subject to review at the Lessor's sole discretion but in line with market conditions. The Service Charge will be reviewed depending on the actual costs incurred in the provision of the services in respect of the Demised Premises.

7. Mode of payment

Unless advised otherwise in writing, Rent and Service Charge shall be payable in advance on the first week of each and every succeeding month/year/quarter during the term of this Lease Agreement through a payment modality to be determined by the Lessor.

8. Lease Tenure

The Lease for the Demised Premises shall be for a term of three (3) years (hereinafter the "Term") commencing from the 1st day of SEPT 20 22, and consequently expiring on the 30 day of AUG 20 25 subject, nevertheless, to the provisions for review, termination and renewal herein contained.

156 - 126 - 527

SD = 115,534.668

copy = 1500

Total 117,034.668 Tshs

Mossa 17/08/2022.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the days hereinafter appearing.

LESSOR

STAMPED with the OFFICIAL STAMP of the said NATIONAL HOUSING CORPORATION and DELIVERED in our presence this day of, 20.....

STAMP

Full Name: ERASTO F. CHILAMBO
Address: 25110, DAR ES SALAAM

Signature:
Designation: REGIONAL MANAGER

Full Name: MUKAKARO C. MUKAKARO
Address: 25110, DAR ES SALAAM

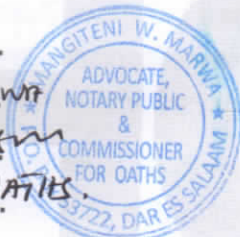
Signature:
Designation: ESTATE OFFICER

LESSEE

SIGNED and DELIVERED by AMINA.....
RASHID ABUSALLAH who is known to me personally/identified by MUAWAJI CO. LTD the latter being known to me personally in my presence, this...17th...day of AUGUST, 20 22.....

Amina.....
LESSEE

Witness Signature: [Signature]
Witness Name: MANGITIENI W. MARWA
Address: P. O. BOX 53722 Dar
Qualification: COMMISSIONER OF OATHS



OR

SEALED with the COMMON SEAL of the said and NATIONAL HOUSING CORPORATION DELIVERED in the presence of us;

Full Name:
Signature:
Postal Address:
Qualification:
Full Name:
Signature:
Postal Address:
Qualification:

