

THE REGISTRAION OF DOCUMENT ORDINANCE

(CAP.117)

BETWEEN

ERASTO MWALONGO

AND

Q&S GROUP INTERNATIONAL COMPANY LIMITED

LEASE AGREEMENT

This lease is made this 1st of February, 2022 Between **ERASTO MWALONGO** of P.O. Box 2289 DAR ES SALAAM Tanzania (herein after referred as the "Lessor" of the one part and **S&Q GROUP INTERNATIONAL COMPANY LIMITED** of P.O. Box 8812 (hereinafter called the Lessee) of the other part.

Where as the Lessor is the owner of farm situated at **KIDIDIMO VILLAGE, MKWALIA KITUMBO WARD MKURANGA –COAST REGION** and WHERE AS the Lease is desirous to occupy the farm of 50 hectares for a period of **10 years** as from 1st February, 2022 to 31st January, 2022 the monthly rent of Tshs 1,000,000 per month.

The rentals are payable in advance for one year to be reviewed every ten years (10) based on marketing price at the time of review. The Landlord acknowledges receipt of the stipulated rents by signing this lease Agreement and issuing relevant receipts

A. THE LESSEE COVENTS WITH LESSOR as follows

1. To pay the rent agreed the manner as herein before provided
2. To use the said farms for agricultural purpose and animals feed
3. Not to do or permit anything to be done in or upon the demised premised premises or any part there of which may be or become a nuisance annoyance or disturbance to the occupants in the neighborhood
4. Not to sublet or part with the possession of the whole or any part of the said farms except with the consent in writing of the lessor first hard and obtained
5. At the end or soon after the determination of this lease quickly and peacefully to deliver up the lessor or his agent possession of the said

premises in such good tenantable order or repair as the same ought to be in having regard to the covenants on the part of the Lessee here in contained

6. To permit at reasonable notice the lessor or his agent to enter the premises to inspect or effect repairs
7. The Lessee will operate the land in an efficient and husband like way.
8. The Lessee will not, without oral consent of the Landlord, cut live trees for sale or personal use.
9. The Lessee reserves the right to prevent the production of any crop on any or all land where the production of such crop would clearly damage the land due to excessive erosion or other causes.

B. THE LESSOR HEREBY COVENANTS WITH THE LESSEES AS FOLLOWS:

1. To pay all land rates and all other charges/imposed on the demised premises whether by the Government or the local Authorities except water and electricity charges
2. Permit the Lessees paying the rent hereby reserved and performing and observing the Covenants and conditions herein contained or implied and on its part to be performed and observed peaceably and quietly to posses and enjoy the demised premises during the term hereby created without any interruption from or by the Lessor or any person rightfully claiming from or under him

IT IS Hereby mutually agreed by the BETWEEN the parties here to as follows:

1. The lease shall determined at the expiration of 10 years to be counted from 31st Day January, 2022

IN WITNESS WHERE OF the parties here to have set their respective hands and common seal the day and year in after following:

1. SIGNED and DELIVERED by:
ERASTO MWALONGO

DATE: **2nd February, 2022**

Signature 

2. SIGNED and DELIVERED by:
S&Q GROUP INTERNATIONAL CO.
LTD- SELINE XUE XIE

DATE: **2nd February, 2022**

Signature... 

