

LEASE AGREEMENT

THIS AGREEMENT MADE THIS 1ST DAY OF SEPTEMBER, 2022 BETWEEN MR. ISMAIL MOHAMED MAHGOUB OF P.O.BOX 5166 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSOR") OF THE ONE PART AND M/S AL-UMMAL PROCESSING AND MINING SERVICES LIMITED OF P.O.BOX 5166 DAR-ES-SALAAM (HEREINAFTER CALLED THE "LESSEE") OF THE OTHER PART.

WHEREAS THE LESSOR IS THE OWNER OF THE LAND ON PLOT NO: 3, BLOCK B, MPONVU, GEITA (HEREINAFTER CALLED THE "THE LAND") IS DESIROUS OF LEASING TO THE "LESSEE" FOR A PERIOD OF (3) YEARS EFFECTIVE FROM 1ST SEPTEMBER, 2022 TO 30TH SEPTEMBER, 2025 AT A TSH 800,000/= (EIGHT HUNDRED THOUSAND ONLY) PER MONTH.

THIS AGREEMENT WITNESSES AS FOLLOWS;

1. THE TENANT IS LET BY THE LESSOR THE SAID LAND FOR THREE (3) YEARS AT TSH 800,000/= PER MONTH.
2. THE RENT IS PAYABLE IN ADVANCE FOR ONE (1) YEAR BEING TSH 9,600,000/= (NINE MILLION SIX HUNDRED THOUSAND ONLY) AND THE LESSOR ACKNOWLEDGES RECEIPT OF THE SAID RENT BY SIGNING THIS AGREEMENT.
3. THE LESSEE SHALL PAY ALL WATER AND ELECTRICITY CONSUMED.
4. THE LESSOR SHALL PEACEFULLY ALLOW THE TENANT TO HOLD AND ENJOY OCCUPATION OF THE SAID LAND WITHOUT INTERRUPTION.
5. THE LESSEE SHALL NOT BY ANY MEANS SUB-LEASE THE LAND TO OTHERS.

PROVIDED AND HEREBY AGREED;

EITHER PARTY SHALL BE AT LIBERTY TO TERMINATE OR RENEW THE SAID LEASE AGREEMENT BEFORE EXPIRATION OF THE TENANT BY GIVING THE EITHER PARTY THREE MONTHS NOTICE. IN WITNESS WHEREFORE, THE PARTIES HAVE HEREUNTO SIGNED /EXECUTED THIS AGREEMENT IN THE MANNER AND DATES AS HEREIN BELOW APPEARING:

1. MR. ISMAIL MOHAMED MAHGOUB
P.O.BOX 5166 DAR-ES-SALAAM SIGNATURE OF LESSOR



2. M/S AL-UMMAL PROCESSING AND MINING SERVICES LIMITED
P.O.BOX 5166 DAR-ES-SALAAM SIGNATURE OF LESSEE



DATED AT DAR-ES-SALAAM THIS 17TH DAY OF OCTOBER 2022

WITNESS TO THE ABOVE SIGNATURES

NAME: MWAJUMA CHOEGGY

ADDRESS 78013-DAR-ES-SALAAM

QUALIFICATION ADVOCATE

SIGNATURE 

