

LEASE AGREEMENT

BETWEEN

GODFREY ELIACHIM MOLLEL

AND

LONO INC COMPANY LIMITED

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 24..... day of October....., 2022.

BETWEEN

GODFREY ELIACHIM MOLLEL of P.O BOX, Dar es Salaam (hereinafter referred to as the "**Lessor**") of the one part

AND

LONO INC. COMPANY LIMITED of P.O Box, Dar es Salaam (hereinafter referred to as the "**lessee**") of the other part.

WHEREAS:

- A. The lessor by virtue of the Lease Agreement dated 24th October 2022 is the lawful Lessee of the Office no 5 of the premises situated at plot no 18, block 45C, Kijitonyama Area, Makumbusho street, Kinondoni District (hereinafter called the "Demised Premises").
- B. The Lessor doth LEASE to the Lessee the said office no 5 at Kijitonyama Premises situated and or erected within Kinondoni district to use and hold the same for lessee's business purposes; PRODUCTION STUDIO ACTIVITIES for the period of **Three years (3)** commencing from 1st November 2022 and ending on October 30th 2025, but subject to renewal of this agreement, the Lessee is supposed to give a two (2) months' notice to the Lessor, of his intention to renew his tenancy.
- C. Yielding and paying therefore, throughout and during the said term, a monthly rent of Tshs. 1,000,000/= only, VAT (where applicable) and withholding tax inclusive, upon payment.
- D. Service charge payment for the lease, will be 9% of the total rent for the period of three years. Service charges includes water bill, electricity bills and cleanliness.

1. The Lessee **HEREBY COVENANTS** with the Lessor as follows: -

- a) To pay annual (12) months' rent in advance which is TSH 12,000,000/=TZS at least one month prior to the commencement of the lease agreement.
- b) To keep the said premises and fixtures therein, if any, belonging to Lessor or Lessor and which form part of the said premises, clean and in good condition and to handover the property and fixtures at the expiry or earlier termination of the tenancy in the initial condition.
- c) To permit Lessor or her agents with all the necessary workmen and appliances at all reasonable times during the day by prior appointment to enter upon the said premises for the purpose of inspecting the state thereof and to execute repairs on the said premises under the contract.
- d) The demised premises are for commercial purpose only and not otherwise and that any use to the contrary, amount to breach of the contract herein contained and the Lessor will be at liberty to take any legal action against the Lessee so as to remedial such breach.

2. The Lessor **HEREBY COVENANTS** with the Lessee as follows: -

- a) To ensure that the Lessor maintain, repair and otherwise keeping good tenable condition the structure of the building and in particular the roofs, foundations and walls thereof.
- b) That the Lessee paying the rents hereby reserved and observing and performing the several covenants and stipulations herein on the part of the lease contained shall peacefully hold and enjoy the demised premises during the lease herein provided without any interruption.
- c) That any alteration is not allowed, however, temporary alteration may be allowed prior to written permission from the landlord, and tenant will be required to return the room to its original condition at his/her cost upon termination of the contract.
- d) It is prohibited to conduct businesses that a likely to cause any nuisance i.e garage, pubs or any business that will cause loud noise.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and the year in the manner hereinafter appearing.

SIGNED and DELIVERED at DAR ES SALAAM
by the said Godfrey Mollé who is known to
me personally in my presence
this 24th day of October 2022

Godfrey Mollé

LESSOR

BEFORE ME

NAME: SARAH MISSO

SIGNATURE: [Signature]

POSTAL ADDRESS: 32196 DAR ES SALAAM

DATE: 24th October 2022

QUALIFICATION: **Commissioner for Oaths**



(DIRECTOR)

LESSEE

SIGNED and DELIVERED at DAR ES SALAAM
By the said Philbert Bagilima who is known to me
Personally, in my presence this 24th day of October
2022.

BEFORE ME

NAME: SARAH MISSO

SIGNATURE: [Signature]

POSTAL ADDRESS: 32196 DAR ES SALAAM

DATE: 24th October 2022

QUALIFICATION: **Commissioner for Oaths**

