

LEASEE'S PROPOSED TERMS ON OFFICE RENTAL/LEASE AGREEMENT

Made this.....MARCH.....Day of.....1st.....2022

BETWEEN

**SEBDO INVESTMENT LIMITED
OF P.O. BOX 1226, MAHIWA DAR ES SALAAM
("LEASEE")**

AND

**ABDILRAHMANI ABDULLAH AHMED HASSAN
MAHIWA/LIMUMBA, DAR ES SALAAM
("LEASOR")**

LEASEE'S PROPOSED TERMS ON OFFICE RENTAL, LEASE AGREEMENT

BETWEEN

SEBDO INVESTMENT LIMITED

**P.O. BOX 1226, MAHIWA/LIMUMBA DAR-ES-SALAAM -TANZANIA
CELLPHONE:+255779999900;
(The "LESSEE")**

AND

ABDIRAHMAN ABDULAH AHAMED HASSAN

**TEMEKE- DAR-ES-SALAAM
(The "HOUSE OWNER"/LEASOR)**

1. Parties.

This warehouse rental/lessee agreement (RA) (hereinafter referred to as "AGREEMENT") is made and entered into by and between:

"PARTY-A"

SEBDO INVESTMENT LIMITED

whose address is

**P.O. BOX 1226, MAHIWA/LUMUMBA, DAR-ES-SALAAM -TANZANIA
CELLPHONE:+25577999990,**

and

"PARTY-B"

ABDIRAHMAN ABDULAH AHAMED HASSAN

whose address is

MAHIWA/LUMUMBA, KARIAKOO- DAR-ES-SALAAM ,TANZANIA.

2. **Purpose.** The purpose of this "**AGREEMENT**" is to both parties be involved to "**LEASE**" and "**LEASOR**", for office for purpose of office operational activities on consideration for monthly rental payment charges.

3. **Term of Agreement.** This Agreement is effective upon the day and date being signed and executed by the duly authorized, either by lessee or lessor representatives of the parties to this AGREEMENT and the governing bodies of the parties' respective addresses or municipalities and shall remain in full force and effect with beyond the current term of Law of Tanzania. This AGREEMENT may be terminated, by either party upon mutual consent, written notice, which notice shall be delivered by hand or by certified email to the address listed above.

3.1. Both parties agreed to undertake rental terms for office activities, such as "lessor" agreed to rent **SEBDO INVESTMENT LTD**, being "lessee" being empowered **ABDOU HASHIM ALI ABDOU** for mutual trust in consideration for incurring monthly rental charges payment to house/office owned "**LESSOR**" **ABDIRAHMAN ABDULAH AHAMED HASSAN** with national located in Mahiwa/lumumba in **House #25**.

3.2. PEACEFUL ENJOYMENT

That, the lessor shall warrant and represent to the lessee that, he shall peacefully enjoy the leased office for the whole duration of the lease and by doing so the lessor shall express a covenant that the leased premises is free from all encumbrances, nor is it under mortgage.

That, the lessor shall make full disclosure of the detailed documents related to leases premises and in case of any default thereupon resulting to the consequential damage to the lessee. The lessee shall have the right to be reimbursed of all associated cost incurred thereof, together with payment of the damages.

Rental charges consideration will be charged for **T.shs 500,000/=(say, five hundred hundred thousand only)** on due monthly basis payment for half yearly months (six months) for agreement starting since from **1ST March 2022** after this agreement being signed.

This agreement is allowing renewal after six months payment revolving period, in due lieu notice to signed renewal agreement or disbanding to proceed for new renewed agreement.

3.3. Office rented, will be for observation and enhanced acceptable legal office operations, and not otherwise; if realized upon "**lessee**" purporting and being disclosed observed for unlawful due office operations, will entail on agreement termination without any prejudice compensation for paid rental dues, and further appearing to lawful court of law.

3.5. "**Lessee**" is permissible allowed to undertake any legal and acceptable construction house renovations', in due lieu notice to "**lessor**" for such intention,



both electronic, like CCTV camera, electrical fences, toilets, or additional facilities to enable easy and smooth operationsto office activities.

3.6. RENTAL TENURE PERIOD

It had been agreed this agreement will be for rental of ten(10) year, with due renewal payment of six(6) months.

That, the lessor shall not in any how terminate the lease agreement for the whole duration of one year, unless and until there is a fundamental breach by the lessee not to fulfill his contractual obligations under lease.

That during the period of the lease agreement the lessor shall not in any how rent the leased premise to any other person.

Dues payments construction/renovations costs, will be not "lessor" liabilities for being deducted from monthly or half yearly rental payment charges.

3.7. TERMINATION

That, the lessor shall not terminate the lease agreement during the lease period unless and until there is fundamental breach on the part of the lessee and that its probable cause for the whole agreement to be rendered enforceable under the law or Void.

That, the lessor where necessary to terminate the lease agreement, the lessee propose that the lessor shall serve an express notice of at least be a 60 (Sixty days) Notice to the lessee. Serve where both parties mutually agreed the 60 days' notice shall be issued to each party to that effect.

That, the lessee shall be legible to refund of rent payable prior to termination of the lease agreement, if the default leading to termination was a result of negligence act by lessor which ultimately caused loss to the lessee

4. General Provisions

A. Amendments. Either party may request changes to this "AGREEMENT. Any changes, modifications, revisions or amendments to this "AGREEMENT which are mutually agreed upon by and between the parties to this "AGREEMENT shall be incorporated by written instrument, and effective when executed and signed by all parties to this "AGREEMENT.

B. Applicable Law. The construction, interpretation and enforcement of this "AGREEMENT shall be governed by the laws of the United Republic of Tanzania. The courts of the country shall have jurisdiction over any action arising out of this "AGREEMENT and over the parties, and the venue shall be the United republic of Tanzania.



C. Agreement termination on lieu not agreement period

Neither any party to this agreement will be allowed to claim compensation for lieu termination of signed agreement for his/her own recourse; signed contract is non permissible for transability.

D. "LEASEE" addition obligations

"Lessee" is due liable for environmental cleanliness within warehouse premises, exclusively payments for electricity bills, water bills will be paid by warehouse owner "lessor".

Also, is due obliged to observe all local government and national law in relation to imposed regulations, time after time; in due regards to environmental protection and warehouse management law.

E. Entirety of Agreement. This "AGREEMENT, consisting of **five (5)** pages, represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral.

5. Signatures. In witness whereof, the parties to this "AGREEMENT through their duly authorized representatives have executed this "AGREEMENT on the days and dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this "AGREEMENT as set forth herein.

6. DISPUTES AND ARBITRATION

All parties to this "AGREEMENT must respect their responsibilities and obligations specified on their obligation categories. In order to enhance this agreement accordingly, If any dispute arises, partners will assign a legal Lawyer to solve the problem which has happened and reconcile them, before sending to court of law. If partners felt into unlawful and indiscipline of unresolved issues, then they can send this matter to court of law. Law of TANZANIA will govern this memorandum

The effective date of this "AGREEMENT is **1ST March 2022** after agreement being signed

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



SIGNED with the stamps/seal of the said
SEBDO INVESTMENT LTD and
DELIVERED in the presence of us this...^{1st} Day
Of...March 2022 within the above named
"AGREEMENT" Part/partner

Name:.....

Signature:.....

ABDOU HASHIM, ALI ABDOU

Address: 1226, DAR-ES-SALAAM

Qualification: DIRECTOR



SIGNED with the stamp/seal of the said
ABDIRAHMAN ABDULLAHI AHAMED HASSAN and
DELIVERED in the presence of us this...^{1st} Day
Of...Mar 2022 within the above named part/partner

Name:.....

Signature:.....

ABDIRAHMAN ABDULLAHI AHAMED HASSAN

Address: MAHIWA/LUMUMBA HOUSE NUMBER 25

Qualification: **HOUSE OWNER**

