

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on 04th January, 2022 between GERALD DAVID of P.O.BOX 50865 Dar es Salaam (hereinafter shall be referred to the "LANDLORD) which expression shall, where the context so admits, include its successors and assigns thereto) of the one part and HITAJI COMPANY LIMITED of P.O.Box38368 Dar es Salaam (hereinafter referred to as "the TENANT") of other part.

WHEREAS THE LANDLORD is the legal occupier of the business premises located at KAMBANGWA Street in Kinondoni District Dar es Salaam (Hereinafter referred to as the premises)

NOW THIS AGREEMENT WITNESS as follows:-

The landlord hereby demises unto the lessee the premises for business purpose for the Period of three Years form 04th January 2022 to 3rd January 2025 up to paying the said term the monthly rate of 500,000/= Tshs. Total amount paid annually $500,000 \times 12 = 6,000,000$ Tsh (Six Million Only)

THE TENANT HEREBY COVENANTS with Landlord as follows:-

- (i) The Tenant shall not assign sublet or part with possession of the demises property or any part that thereof without the consent in writing of the Landlord.
- (ii) The Tenant shall during the subsistence of the agreement permit the Landlord, this agent or workmen to enter demises premises at reasonable and convenient hours of daytime by giving three days notice.
- (iii) The Tenant shall at all time during this agreement keep the demises premises in good and substantial repairable condition (reasonable wear and tear)
- (iv) The Tenant shall not permit upon the premises anytime they may be considered illegal such as gambling and lottery etc. and any which may act to tarnish the good relations in the neighborhood.
- (v) To pay and is charged all assessment and charges whatsoever payable in respect of consumed water, gas, electricity and sewerage which during the said term shall be imposed or charge on the building.

THE LANDLORD COVENANTS with the tenant as follows:-

Shall keep in good repair the structure and exterior of the premises. For as long as the Tenant meets the conditions herein contained, the Tenant shall quietly hold and enjoy the demised premises without any interference or interruption from the Landlord or any one claiming title under him.

If the LANDLORD or TENANT wishes to terminate the lease before the agreement three months period not shall be given to the opposite party and the rent for the remaining term shall be refunded in case the same is terminated by the LANDLORD while in case of TENANT the remaining rent if and any, shall not be repair.

At the expiration of the term herein created, the tenant shall peacefully yield to the Landlord vacant possession of the demised premises handing over the keys of the demises premises personally to the land lord.


Three months before the expiration of the term herein created, the Tenant shall notify the Landlord of his intention of either renewing the contract or not. The lease is renewable after expiry three years (3) on terms to be agreed between the parties. And the tenant has the first priority to renew.

The Tenant is strictly prohibited to preserve any explosives materials in the yard and prohibited to preserve all an authorized material which is beyond of law of the country, in case of emergence faced with this guilt strictly measure will be taken against him.

Once the rent paid is non-refundable, and at the end of the contract the tenant is required to leave the yard clean without any damages.

Cleanness and hygienic situation in and out of the yard Electricity and water consumption will be to the tenant concerned, and he /she is not to keep any type of animals or bird in order to keep areas clean.

The contact can be renewable after three years and the tenant can be given another arm and he will consult with the yard owner before the end of time.

Certified True Copy of the Original
Sign:  Date: 9/7/2022
JOYCE G. OLUCK SHAYO
Attorney, Notary
Public & Commissioner for Oaths

SIGNED and DELIVERED by said
GERALD DAVID

Who is Introduced to me by

The letter being at Dar es Salaam in my
Presence this 04th Jan, 2022

David

SEALED and DELIVERED by said
HITAJI COMPANY LIMITED.

Who is introduced to me by

The letter being at Dar es Salaam in my
Presence this 04th Jan, 2022

Amur

SIGNATURE:

J. Lankani

ADDRESS:

Box 16098

QUALIFICATION:

Advocate

