

LEASE AGREEMENT

THIS AGREEMENT is made this... 12 day of... March 2022

Between

BOARD OF TRUSTEES OF MUNAZZAMAT AL DA'WA AL-ISLAMIYYA (with certificate no S.A6933) who in this agreement shall be referred to as "the first party" which expression shall unless excluded by or repugnant to the context be deemed to include its successors and assignees.

AND

UMST MEDICAL SCIENCE AND TECHNOLOGY COMPANY LIMITED a company registered in the united republic of Tanzania who in this agreement shall be referred to as "the second party" which expression shall unless excluded by or repugnant to the context be deemed to include its successors and assignees and shall for the purpose of this Agreement be represented by Professor MAMOUN MOHAMED ALI.

WHEREAS

1. The Lessor is a registered owner of all that piece land at Boko-Ununio within Kinondoni Municipality registered under Plot Number 348/1 BLOCK A.
2. The Lessor is desirous of leasing the above named property to the lessee who is willing to take it on lease (hereinafter referred as the "demised land").
3. The Lease period shall start on the 13th day of March, 2022 and end up on the 13th day of March , 2025
4. That this lease is subject to sale upon obtaining necessary procedures with the ministry responsible for lands within Tanzania mainland.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1. The Lessor HEREBY LEASES to the Lessee the property/land measuring 50,000 square metres located within Plot Number 348/1 BLOCK A, at Boko-Ununio within Kinondoni Municipality, *Dar Es Salaam* for the lease period for the rent and upon the further terms, conditions and obligations described in this Lease.
2. That the rent shall be Tshs. 300,000,000/= (three hundred millions Tanzanian shillings) for three years payable in advance and shall be payable on the day of signing this agreement.

3. The lessee hereby covenants with the lessor as follows: -
- (a) That the lessor shall pay the ARREARS of land rent (if any) which remain unpaid up to the time of signing this contract.
 - (b) The lessee shall be entitled to build or construct any building structure and other necessary amenities in the rented area.
 - (c) The total rent for all that period is Tshs. 300, 000, 000/=
 - (d) To comply with the requirements of the Lessor as to collection of refuse by observing all the city, municipal, township and District Health regulations which may include but not conclusively the removal from the premises of all waste materials arising from acts or omissions of the Lessee such as peelings, discarded motor vehicles scrap metals, tyres, rubbers, tree branches cut grass from lawns and hedges and to the disposal of such waste in the safe manner as may be required by such city, municipal, township and District Health regulations.
 - (e) To maintain the area in a clean and sanitary condition and bear pay or discharge all sewerage and cesspit emptying charges attributable to the rented area.
 - (f) Not to assign, sublet or part with the possession of the land of any part thereof during the period of lease without the written consent of the Lessor.

4. **The Lessor hereby covenants with the lessee as follows: -**

- (a) To pay all existing and future rents on improvements and other land rates, taxes, assessments impositions and out which may hereafter be imposed or charged in respect of the demised premises.
- (b) To fell, out or remove all trees, shrubs and grass that may be ordered to be so felled, cut or removed by the appropriate Municipality or any other authority acting under proper power in that behalf.
- (c) That after the Lessee paying the rent herein before reserved and performing and observing the several covenants and stipulations herein on its part contained shall be entitled peacefully to hold in Trust for the Lessor and enjoy the rented

- (c) That after the Lessee paying the rent herein before reserved and performing and observing the several covenants and stipulations herein on its part contained shall be entitled peacefully to hold in Trust for the Lessor and enjoy the rented land during the term hereby created without any interruption by the Lessor or any other person rightfully claiming under it.
- (d) That this lease is subject to sell of the land which is the subject of this lease from the lessor to the lessee upon expiration of this rent agreement at the price to be agreed by the parties under this lease.

IN WITNESS WHEREOF the parties hereto have duly executed by this agreement in the manner a d on the day and year hereinafter appearing.

SIGNED by on
 Behalf of the REGISTERED TRUSTEES OF
 TRUSTEES OF MUNAZZAMAT
 AL DA'WA AL-ISLAMIYA
 This.....day of April 2022.

[Signature]
 LESSOR

SIGNED by HAMDUN I. SULAYMAN
 For & on behalf of the Registered Trustees
 of MUNAZZAMAT AL DA'WA AL-ISLAMIYYA
 this 12 day of April 2022.

[Signature]
 BOARD MEMBER


BEFORE ME:
 Name: HAMZA JABIR
 Signature: *[Signature]*
 Date: 12/04/2022
 Title: ADVOCATE





SIGNED by MAMOUN MOHAMED ALI FOR
 UMST MEDICAL SCIENCE AND TECHNOLOGY
 COMPANY LIMITED

[Signature]
 LESSEE

This.....day of April 2022.

BEFORE ME:
 Name: _____
 Signature: _____
 Date: 12/04/2022
 Title: ADVOCATE

