

LEASE AGREEMENT

BETWEEN

ZAINUL MUSTAPHA KHALID

AND

**VANILLA ENTERPRISES CO.
LTD.**

LEASE AGREEMENT

Between

ZAINUL MUSTAPHA KHALUD of P. O. Box 77074 DAR ES SALAAM hereinafter called "LESSOR" which expression shall where the context so admits include his heirs, administrators or assigns of the one part;

And

VANILLA ENTERPRISES CO. LTD. of P. O. Box 46635 DAR ES SALAAM a limited liability company registered in the laws of Tanzania hereinafter called "LESSEE" which expression shall where the context so admits include his heirs, administrators or assigns of the other part.

WHEREBY IT IS MUTUALLY AGREED AS FOLLOWS:-

1. The LESSOR hereby leases to the LESSEE the commercial premise situated at plot no. 27, Block 5, Mwanagati in Ilala Municipality for a term of Five Years, effective from 1st July, 2021 to 30th July 2026 for a rent of Tshs 500,000/- (Five hundred thousand only) per month, payable in six months. The payment for the six months has been fully paid.
2. **THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:**
 - a) To pay water and electricity bills during the period of the lease and to pay the consumption as billed;
 - b) To use the premises for COMMERCIAL purposes only;
 - c) To keep the demised premises in good and substantial condition including all the interior parts and the sewage; damage by tempest, wear and tear and damage by fire only accepted;
 - d) On the expiration or sooner determination of the term hereby granted to deliver up the said premises to the LESSOR in such a state of good order and preservation shall be in strict compliance with the covenants in that behalf on the part of the LESSEE herein contained;
 - e) The Lease may be renewable for another PERIOD at a rent to be mutually agreed provided the tenant confirming to be a good tenant.

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 - b) To use the premises for COMMERCIAL purposes only;
 - c) To keep the demised premises in good and substantial condition including all the interior parts and the sewage; damage by tempest, wear and tear and damage by fire only accepted;
 - d) On the expiration or sooner determination of the term hereby granted to deliver up the said premises to the LESSOR in such a state of good order and preservation shall be in strict compliance with the covenants in that behalf on the part of the LESSEE herein contained;
 - e) The Lease may be renewable for another PERIOD at a rent to be mutually agreed provided the tenant confirming to be a good tenant.

3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:

- a. To pay site land rent and taxes in respect of the said premises;
- b. All repairs and maintenance required at the premises shall be discussed between the parties and implementing as agreed.

4. PROVIDED ALWAYS AND IS HEREBY AGREED AND DECLARED that:

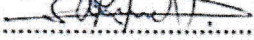
- a. If the LESSEE paying the rent hereby reserved and performing and observing the several covenants on his part herein contained shall peaceably hold and enjoy the said premises during the said term without any interruption by the LESSOR or any person rightful claiming under in trust for the LESSOR;
- b. The lessee may terminate the lease with the lessor by giving a one month written notice to the lessee.

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

SIGNED AND DERIVERED BY

ZAINUL MUSTAPHA KHALID OF

This...^{1st}...day of July 2021

Signature.....

Name.....ZAINUL MUSTAPHA KHALID

Address.....P.O Box 77074

Qualification.....

BEFORE ME;

Signature.....

Name.....B. MWAKASANA

Address.....275 ASM


Qualification.....MAGISTRATE

**HAKIMU
MAHAKAMA YA MWANZO
ILALA - WILAYA Y. ILALA**

**SIGNED and SEALED WITH THE
COMMON SEAL**

Of VANILLA ENTERPRISES CO. LTD.

This...^{1st}.....day of July, 2021


Signature.....

Name.....B. RUTHI SHAH MALUC

Address.....Box 46635 DSM

Qualification.....MD

BEFORE ME;

Signature.....

Name.....B. MWAKASONOA

Address.....278 DSM

Qualification.....MAGISTRATE

**MAHAKAMA YA MWANZO
ILALA V
HAKIMU
YA ILALA**