

LEASE AGREEMENT

BETWEEN

AHMAD MAHMOUD GHADDAR

AND

SEYLANI COMPANY LIMITED

THIS LEASE AGREEMENT is made this 1ST day of January **2022**

BETWEEN

AHMAD MAHMOUD GHADDAR of P. O. Box 8812 Dar es Salaam. (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

SEYLANI COMPANY LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 11990, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. WHEREAS, the **Landlord** is the lawful owner of said **PLOT NO 104 NGOBANYA STREET KIGAMBONI -TEMEKE**

B. WHEREAS, the **Tenant** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

1. The Landlord shall
 - a) That this lease agreement will be for a term of ten (10) years, stating from 12th July, 2021 and as witnessed in the Lease Agreement between **AHMAD MAHMOUD GHADDAR** and **SEYLANI COMPANY LIMITED** which will be reviewed after every five years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tanzanian Shillings 800,000 only, payable in advance for a period of every twenty-four months with effect from 1th January, 2022.
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.

