

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 01st day of January 2022.

BETWEEN

S.T. ABRI LTD a limited liability company duly incorporated in the United Republic of Tanzania under Companies Act 2002 (CAP 212) having its registered office at Tabata Industrial Area Mandela Road of P.O Box 41073, Dar es Salaam. (*hereinafter referred to as "the lessor" which expression shall where the context so admits include his successors and assigns*) of the other part

AND

ELECTRIC FITTING LIMITED a limited liability company duly incorporated in the United Republic of Tanzania under Companies Act 2002 (CAP 212) having its registered office at Tabata Industrial Area, Mandela road of P.O Box 79421, Dar es Salaam (*hereinafter referred to as "the lessee" which expression shall where the context so admits include his successors and assigns*) of the other part.

WHEREAS the Lessor is the Legal owner of property situated at Tabata Matumbi, Mandela Road with Plot Number 248, (Herein after referred to as ("Demised premises"))

AND WHEREAS the Lessee is desirous of taking on lease of the said premise for the consideration mentioned below and upon the conditions and the terms hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The period of tenancy shall be for the period of **Twenty four Months (24)** with the option to Renew commencing from the **01st day of January 2022 to 31th day December 2024.**
2. The monthly rent shall be Tanzania Shillings One million only. (TZS 1,000,000/=) per month **VAT Exclusive payable at the end of each month.**

THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOW:

- a. To pay rent in the manner aforesaid.
- b. To keep the premises including fittings therein in a state of good repair (fair wear and tear expected)
- c. To permit the **Lessor**, or her/his agents at all reasonable times of the day to view the state and condition of the premises.
- d. Not to assign, sublet or part with the effective possession of the demised premises or any part thereof without the **Lessor's** written consent.
- e. To pay any charges or fees levied by Dar es Salaam City Council connection with any sign board and advertisements erected in or out the demised premise by the Lessee

- f. Not use the demised premises or to allow the same to be used for any purpose other than Industrial purposes.
- g. To handover to the Lessor the demised premises upon the expiration of the term hereby created in good and tenantable repair.
- h. To exercise the right of renewal of the Lease Agreement according to the conditions providing, and provided there is mutual agreement between the parties at the expiration of this Lease Agreement.
- i. Not to make any alteration or addition to the demised premise without the written consent of the Lessor, such consent shall not be withheld unreasonably.
- j. To ensure that the premises is fully serviced with amenities such as security, water and electricity.

THE LESSOR CONVENANTS WITH THE LESSEE AS FOLLOWS:

- a. To allow the Lessee quiet enjoyment of the premises during the tenancy period.
- b. To pay all rates and taxes in relation to the demised premise.

PROVIDED IT IS FURTHER AGREED BETWEEN BOTH PARTIES:

- a. The LESSOR shall give three months' notice before the expiry of the paid-up period of the lease if the LESSOR wishes to repossess the premises or increase the rent, or offer the demised premises to another LESSEE.
- b. The Lessee shall give two months' notice before the expiry of the tenancy period if the Lessee wishes to take another lease or otherwise extend the lease.
- c. That costs for renovation or alteration shall be vested on the Lessee.
- d. The Lessee shall give three months' notice in case of revocation of the tenancy which revocation shall be irreversible.
- e. The tenancy agreement shall be on annual basis but the Lessee shall have an option to renew subject to the mutual agreement on terms by both parties.
- f. The Lessee shall at the end of the tenancy period give vacant possession of the premises in good state of repair, unless the same have or are let to the Lessee under another lease.
- g. Any notice served under or in respect of this lease may be served by posting the same to the above given postal address in prepaid envelop or by dispatch and in the case of a notice to the Lessee by Delivering it to the demised premise.
- h. This agreement shall be governed by the Laws of the United Republic of Tanzania.



IN WITNESS OF WHICH the parties have signed this agreement the day and year first above written.

SIGNED AND SEALED with
The SEAL of the said S.T. ABRI
LTD in our presence this
day of2022

S. T. ABRI LTD.
P. O. Box 41073
DAR-ES-SALAAM
MANDELA ROAD
TEL: 0784 777577

SEAL/STAMP OF THE LESSOR

Name: BISHKA ABRI
Signature: [Signature]
Postal address: 411073
Designation:

BEFORE ME

Name: ANEITH K. CHARLES
Signature: [Signature]
Postal address: P.O BOX 80036, DDM
Designation: ADVOCATE



SIGNED AND SEALED with
The SEAL of the said ELECTRIC
FITTING LIMITED in our presence
This..... day of2022

SEAL/STAMP OF THE LESSEE

Name: IKRAM A. Issa
Signature: [Signature]
Postal address: 79421
Designation: GENERAL MANAGER



BEFORE ME

Name: ANEITH K. CHARLES
Signature: [Signature]
Postal address: P.O BOX 80036, DDM
Designation: ADVOCATE

