

LEASE AGREEMENT

This lease made on the 1st Day of July year 2018

Between

STEPHEN H. MINJA of P.O. Box 14714 ARUSHA herein after called "the landlord" which expression where the context so admits includes the person deriving title under the Land Lord, its successor and assignee of the one part

And

GREEN VENTURE CO of P. O. Box greenventure.tanzania@gmail.com



(hereinafter called the tenant which expression where the context admits includes the person deriving title under the tenant, its successor and assignee of the other part

NOW THIS AGREEMENT WITNESETH as follows:

1. That the landlord lets and the Tenant take possession of a house which is situated on 72/73 (herein after called the demised premises, to hold the same unto the tenancy from 1st July 18 subject as hereinafter appears paying therefore the monthly rent of 444,444/= les 10% TRA withholding tax. Rent payable shall be in three months Six advances. The first payment to be made on the 23/06/2018

2.0 THE TENANT hereby agrees with the LANDLORD as follows:

- 2.1. To pay rent on the days and in manner here in before appears.
- 2.2. To pay for all electricity and water consumed upon the Demised premises.
- 2.3 To keep the interior of the demised premises in good tenantable repair and conditions thus attend to all non structural defects such as drains, pipes both sanitary and electrical and electrical appliances in order. Ware, tear and damage by earthquakes, fire and lightning exempted.
At the expiry of the tenancy period the Lesee shall hand over the demised premises in good, clean and tenantable order
- 2.4. To permit the Landlord with or without workman to enter at all reasonable time and after arranging an appointment to enter upon the demised premises and to view the condition thereof and upon notice given by the Landlord to repair any defects in accordance therein pursuant to the convenience on that behalf hereinbefore contained
- 2.5. To use the premises for workshop/office purpose only

TENANT INFORMATION					
Applicants information			Spouse information		
Last name	First	Middle	Last name	First	Middle
TARIMO	EDGAR EDMOND	EDMOND			
Date of Birth	15/07/2000		Date of Birth		
Drivers license			Drivers license		
Voters card information			Voters card information		
Passport information	AB9 214 22		Passport information		

RESIDENCE HISTORY	
Present address	NJIRO, NANE NANE, Tasa Grounds
Name of present landlord	

EMPLOYMENT/BUSINESS INFORMATION	
Applicant employed by	Green Venture Limited
Address	Njiro, ARUSHA, TANZANIA

REFERENCES			
Name	Relationship	Phone	Address
Michael Teremiga	Cousin	0674529248	Arusha, Tanzania
Name	Relationship	Phone	Address
John Riwa	Brother	0742879165	Arusha Tanzania

2.6. Not to make any structural alteration or additions to the said premises or erect or install fixtures, or fittings without the consent of the Landlord previously obtained in writing. The consent may be refused without giving reasons

2.7 Not to do or suffer to be done anything on the said premises rendering increase or extra premiums payable for insurance of the demised premises against fire or which may make void or violable any policy for such insurance

2.8 To pay due and strict regard to all government or city council rules, regulations or bylaws touching or relating to the said premises or not to permit anything to be done therein in contravention thereof.

2.9 Not to permit anything to be done in or upon the premises or any part thereof this may be or become a nuisance or disturbance to the occupants of the property or any properties in the neighborhood.

2.10. Not to sublet or part with the possession of the whole or part of the said premises except with the prior written consent of the landlord. The consent may be refused without giving reason.

2.11. At the end one year (twelve calendar months) or the termination of this lease to quietly and peacefully deliver up to the Landlord or his/her agents possession of the said premises in such a good tenable order or repair as the same ought to be in having regard to the covenant on part of the Tenant herein contained.

2.12 To pay for stamp duty and any other costs that may arise thereon and subject to this agreement

3.0 THE LANDLORD HEREBY AGREES WITH THE TENANT AS FOLLOWS:

3.1 To give vacant possession of the said premises to the tenant on 1st July 2006 for one year (twelve calendar months)

3.2 The landlord shall not be liable for injury to person of the Tenant or his/her property suffered on the demised premises whether caused by structural fault or any other cause.

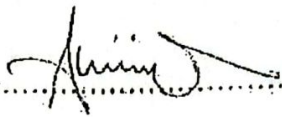
3.3 If the tenant shall be desirous of taking a new lease of the demised premises after expiration of the term hereby granted, such desire shall be delivered to the landlord or his/her agent in writing not less than two months before the expiration of the term herein granted.

4.0 PROVIDED AS ALWAYS as it is hereby agreed and declared:

4.1 That if the said rent or any part thereof shall be in arrears for a space of fourteen days (14) next after any of the dates whereupon the same ought to have been paid as aforesaid, whether formally demanded or not or if there shall be any breach of, nonperformance or non observance by the Lessee before contained and on its part be performed and observed in any such case it shall and may be lawful for the Landlord authority of a like nature to reenter upon the said premises or any part thereof in the name of the whole and the same to have again, reposes and enjoy as its former state anything herein contained to the contrary in anyway not withstanding without prejudice to any right or action or remedy of that Landlord in respect of any antecedent breach of any of the covenant by the Tenant contained

Any notice under this lease shall be in writing and shall be sufficiently served on the Tenant if the address to him/her and sent by registered post to his/her last known address and any notice to the Landlord shall be sufficiently served if addressed to them and sent by registered post to their address. IN WITNESS HEREOF the Parties hereinabove put their hands in the date and in the year herein above mentioned.


SIGNED and DELIVERED by the said
..... who is known
To me/identified to me by.....
This day of 20....
Name:



LANDLORD

Signature Stephen H. Minja
Qualifications Owner
Postal Address P.O. Box 14714 Arusha
ARUSHA

SIGNED and DELIVERED by the said
..... who is
known
To me/identified to me by
.....
This day of 20....



TENANT

Name:

Signature ADJAR E TARIMO

Qualifications
TENANT

Postal Address
.....
ARUSHA

