

# LEASE AGREEMENT

This office service agreement(Agreement) is entered into this 31<sup>st</sup> day of JULY 2023

**BETWEEN**

**JEREMIAH MASALU** of P.O Box 71285 Dar es Salaam[Here in after called the **OWNER**],of one part

**AND**

**RAINBOW ASSEMBLING (T) LIMITED** a business enterprise at Plot no.2 Mindu Tuliene Lugoba Chalinze of P.O Box 31311 , Dar es Salam[herein after called the **CLIENT**] of the other hand.

**WHEREAS**, the **OWENER** is the owner in occupation space on Plot NO. 04 & 05 **Block A Lugoba Chalinze Pwani** [herein after referred to as the **PREMISES**],together with all unexhausted improvement ,development and appurtenances therein contained (herein referred to as the property).

Lessor has offered to lease a commercial office on the yard (hereinafter referred to as the Demised) and lessee has agreed to enter into a lease agreement of the said Demised Premises subject to the herein

**NOW,THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

1. By this agreement, the **OWNER** grants the **CLIENT** and the **CLIENT** accepts the said **PREMISES** as of **31<sup>st</sup> July 2023** to January and ending on the **30<sup>th</sup> July 2027**.
2. **OWNER** covenants that **CLIENT** on payment of all the above rent and performing all the covenants shall and may peacefully and quietly have , hold and enjoy the said demised **PREMISES** for the term aforesaid.
3. The **CLIENT** in consideration of this agreement binds himself to pay the rent prior to occupying the premises at the rate of Tshs 250,000/= rent per month
4. This agreement shall be governed by , construed and enforced in accordance with the laws of the united republic of Tanzania, and shall be subject to the tenancy, building and environmental regulatory regimes in place in Tanzania from time to time, and if required, the parties shall renegotiate the agreement terms to ensure that they comply with the regulatory regime in place from time to time.
5. Any amendments to this agreement shall be made in writing and executed by both parties to this agreement.

EXECUTED IN DUPLICATE,

AS WITNESS the hand and seals of the parties hereto the day and the year first above written

Name: JEREMIAH MASALU  
Address: P. O BOX 71285  
DAR ES SALAAM  
Qualification: OWNER

  
JEREMIAH MASALU

Name : JUN TENG  
Address: P.O BOX 31311  
Qualification: Director

  
RAINBOW ASSEMBLING (T) LTD

SIGNED Before Me:

Signature : 

Full Name : SHARIFA MWANZA

Address : 20066 DAR ES SALAAM

Qualification : ADVOCATE

