

## LEASE AGREEMENT

THIS AGREEMENT is made at Dar es Salaam in this 20<sup>th</sup> day of FEBRUARY 2023

### BETWEEN

TWAIBA SALUM ABDALLAH of P.O.BOX , Dar es Salaam (hereinafter called "THE LESSOR"), of the one part.

### AND

TAJ FOOD AFRICA COMPANY LIMITED of P.O. Box 999 Dar es salaam (hereinafter called "THE LESSEE"), of the other part.

WHEREAS the LESSOR is the owner of all that property being the House Situated at NAMANGA STREET MSASANI NEARBY CCBRT HOSPITAL, KINONDONI, DAR ES SALAAM (hereinafter referred to as "THE DEMISED PREMISES).

AND WHEREAS the LESSEE is desirous to rent a house and they have agreed to let the demised premises to the LESSOR on the terms and conditions hereinafter contained.

NOW THIS LEASE AGREEMENT WITNESSED as follows:-

1. THE LESSOR HEREBY DEMISES unto the LESSEE the demised premises for a term of twelve (6) months and at the monthly rent of Tanzanian shillings Two Hundred Thousands only, (Tshs 200,000/=) commencing on the 20<sup>th</sup> day of February, 2023 to 19<sup>th</sup> of August 2023.
2. Simultaneous, with the execution hereof, the LESSOR have paid Tanzanian Shillings One Million Two Hundred Thousand Only (Tsh 1,200,000/=)
3. The term created shall be subject to renewal and the rent subject to review by mutual agreement.

THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:

1. To pay for electricity, water bills, and other utility bills if any, without fail.
2. To maintain the demised premises in a tidy and tenatable condition at all times
3. Not to alter or affix any fixtures on the Demised Premises without the written consent of the LESSOR.
4. Not to sub-let or otherwise part with possession of the demised premises without the consent of the LESSOR.
5. Not to do anything likely to affect the LESSOR'S title to the demised premises or which may destroy the paint work, the doors or windows normal wear and tear being excepted.

6. To use the demised premises for official purpose only, together with a space of parking of car only.
7. The LESSEE shall be responsible for the security of his property within the said demised premises and shall keep the LESSOR immune from claims to any damage or loss of such property.

**THE LESSOR HEREBY COVENANTS BY THE LESSEE as follows:**

To do all required major repair work on the demised premises from time to time as long as the LESSEE is in compliance with the terms and conditions herein contained and the covenants on his part, the LESSOR, shall let the OCCUPIER enjoy quiet occupation of the demised premises without any disturbance from him or anybody on his behalf or claiming under him.

**PROVIDED ALWAYS IT IS HEREBY DECLARED:-**


That if the LESSEE should at any time omit to perform or observe any stipulation on his herein contained then the LESSOR shall give the LESSEE NOTICE in writing of such non observance or performance whereupon the LESSOR shall rectify the same within a month time of such notice. Non-compliance henceforth shall constitute a breach of the contract.

**IN WITNESS WHEREOF** the parties hereto have executed these presents in the manner and on the date and year hereinafter appearing.

**SIGNED and DELIVERED** by the said  
**TWAIBA SALUM ABDALLAH** is  
Known to me personally/identified to me  
by.....the

  
.....  
TWAIBA SALUM ABDALLAH

latter being known to me personally, in  
my presence this 21<sup>st</sup> day of February 2023


Name: DANIEL SIMON  
Signature:   
Qualification: ADVOCATE



SIGNED and DELIVERED by the said  
**HASAN SAMMAN**  
who is known to me personally/identified to me  
by.....the

  
.....  
**HASAN SAMMAN**  
For TAJ FOOD AFRICA COMPANY LTD

latter being known to me personally, in  
my presence this 21<sup>st</sup> day of February, 2023

Name: DANIEL SIMON  
Signature:   
Qualification: ADVOCATE



163-025-167

NTI. 240,000  
SP - 24000

  
STAMP DUTY  
Shs. 24,000/= .....collected  
Receipt 111007385 Dated.....  
Regional - Manag:  .....

264,000

