

DATED THIS.....^{5th} DAY OF^{Jan}.....2023

BETWEEN

VEDASTO JOHN NTAMITORIZO

AND

URBER TRADERS COMPANY LIMITED

**AGREEMENT TO LEASE TITLE NO 23025 PLOT NO. 171
BLOCK A LOW DENSITY NYIHOGO- KAHAMA DISTRICT.**

**DRAWN BY:
TREP ATTORNEYS
P. O. Box 63051,
Kinondoni, Dar es Salaam.**

LEASE AGREEMENT

This LEASE AGREEMENT is made on this.....^{5th} day of^{Jan}.....2023

BETWEEN

Vedasto John Ntamiyorizo of Plot No. 857, Agreement To Lease Title No 23025 Plot No. 171 Block A Low Density Nyihogo- Kahama District. Shinyanga(hereinafter called "the Lessor" which expression shall where the context so admits, include its assigns and successors in title) of the one part;

AND

Urber Traders Company Limited of P.O Box 50, Shinyanga (hereinafter called "the Lessee" which expression shall, where the context so admits, include its assigns and successor in title), of the other part;

WHEREAS, the Lessor is the lawful owner of the landed property located on Plot No. 857, Agreement To Lease Title No 23025 Plot No. 171 Block A Low Density Nyihogo- Kahama District. Shinyanga (hereinafter called "the Property") and the Lessor is desires to lease the said property to the Lessee and the Lessee is desires to take on the lease basis the said property on terms and conditions hereinafter appearing:

NOW THEREFORE THIS LEASE AGREEMENT WITNESSETH as follows:

1. LEASE PERIOD AND RENT.

IN CONSIDERATION of the rent and mutual covenants hereinafter reserved and contained the Lessee hereby demised unto the Lessor, from the date subject nevertheless to the provision for termination and renewal hereinafter contained, yielding and paying, therefore during the term hereby reserved the monthly rent shall be Tsh 2,000,000 per month, for the whole premises payable to the Lessor. The Lessee must pay Twelve (12) month rent 24,000,000 (Tsh Twenty Million)..

2. TERMINATION.

Either party shall be entitled to terminate this agreement on giving the other party three calendar months' notice in writing of its intention to do so and at the expiration of such period of notice this agreement shall cease and determine but without prejudice to any right to recover outstanding amount of unpaid rent or refund of amount of unused rent paid in advance or any other right of action accrued to either party during the currency of the agreement.

3. GOVERNING LAW.


This agreement shall be governed by and construed in accordance with the laws of Tanzania.

4. DISPUTE RESOLUTION.

All disputes and controversies arising out or relating to the performance of this Agreement which cannot be settled by mutual agreement may be referred to arbitration as per the Arbitration Act, 2020 under the laws of the United Republic of Tanzania, failing which the Party aggrieved may take legal action in a Court of competent jurisdiction.

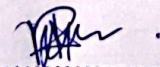
IN WITNESS WHEREOF the Parties hereto have put their respective signatures as herein appearing.

SIGNED and DELIVERED by the said
VEDASTO JOHN NTAMIYORIZO who is
Known to me personally/identified to me by
_____ the latter
being known to me personally in my
presence this ^{5th} day of ^{Jan}2023


VEDASTO J. KALELE
P. O. Box ~~LESSOR~~ AMAMA
TIN: 102-701-585

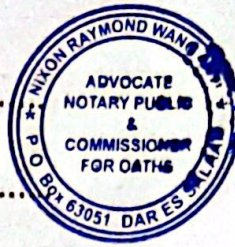
BEFORE ME:

NAME: Nixon & WANG'ANYI

SIGNATURE: 

ADDRESS: P.O Box 62011

SM



QUALIFICATION: COMMISSIONER FOR OATHS

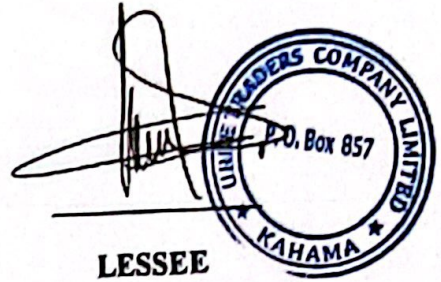
SEALED and DELIVERED by the said

TRADERS COMPANY LIMITED

who is known to me personally/identified to me by _____ the latter

being known to me personally in my

presence this 5th day of Jan 2023



LESSEE

BEFORE ME:

NAME: VEDASTO JOHN KALELA

SIGNATURE: [Signature]

ADDRESS: P.O. Box 50 KAHAMA

QUALIFICATION: DIRECTOR

NAME: ALICE SHARIF SEBICHUNGU

SIGNATURE: [Signature]

ADDRESS: P.O. Box 50, KAHAMA

QUALIFICATION: DIRECTOR