

LEASE OF OFFICE BUILDING AT PLOT NO. 55, AMANI STREET, BUGURUNI AREA,
ILALA MUNICIPALITY, DAR ES SALAAM REGION

BY

BUSINGE DEUS ASAGWILE

AND

GUARDIAN TRADING COMPANY LTD

FROM

01ST JUNE, 2021

TO

30TH MAY, 2026

PREPARED BY
MUSTAPHA ADVOCATES,
S.L.P 5412,
DAR ES SALAAM

LEASE AGREEMENT

LEASE This Lease is made to commence on the 1st day of June, 2022

Between

BUSINGE DEUS ASAGWILE of P.O. Box 6162, Dar es Salaam – Administrator of the estate of LATE SALIM RASHID SALIM of Dar es Salaam, herein after referred to as the "LESSOR" of the first part

And

GUARDIAN TRADING COMPANY LTD of P.O. Box 9926 Dar es Salaam – herein referred to as the "LESSEE" of the second part.

By this deed the Landlord gives on Rent of Shillings Three Hundred thousand (300,000/-) per month Lease of Office Building at Plot No. 55, Amani Street, Buguruni Area, Ilala Municipality, Dar es Salaam Region herein referred to as the "DEMISED" premises for Five (5) years as from 1st June, 2021 to 30th May, 2025 with the option for renewal for a further five years as herein after stated on Rent subject to the value of our Tanzania Shilling as it will be agreed by both the Parties.

The LESSEE will pay Shs. 3,600,000/- in one lump sum being the Rent of One year at the commencement of this Agreement and shall pay yearly in one Lump sum for the remaining period on 1st June of the following four years to come.

1. The LESSEE shall use and occupy the DEMTSED premises for the purpose of Storing Pharmaceuticals and as a General Store.
2. The LESSEE shall regularly pay for Electricity which may be consumed.
3. The LESSEE shall use the DEMISED premises properly and will not cause any damage.
4. The LESSEE shall not sublet the DEMISED premises without the consent of the LESSOR.

The LESSOR covenants with the LESSEE as follows:-


- a) That the LESSEE shall have a peaceful use and occupation of the DEMISED premises without any disturbance from the LESSOR or his appointed Agent.
- b) That the LESSOR shall pay all the relevant Taxes of the Government of Tanzania and the Dar es Salaam City Council related to the plot and Building.


c) That the LESSOR shall carry out all the necessary repairs for the proper use of the DEMISED premises.

The LESSOR confirms that he has signed this Lease after its terms were read to him in Kiswahili language and accepted all the terms herein.

IN WITNESS WHEREOF the parties have signed this lease

SIGNED and DELIVERED by the said
BUSINGE DEUS ASAGWILE
This 1st day of June, 2022


} 


.....
WAKILI/MWANASHERIA
MUSTAFA ADVOCATE



SIGNED and DELIVERED by the said
ANNA YOFICA KIMBWEREZA
FOR GUARDIAN TRADING COMPANY LTD
This 1st day of June, 2022




.....
WAKILI/MWANASHERIA
MUSTAFA ADVOCATE

