

LEASE AGREEMENT

LEASE MADE THIS 08th DAY OF October 2023.

BETWEEN

**FATMA FESAL FEREJ
P.O BOX 12822
DAR ES SALAAM.**

AND

**MEGALODON TANZANIA COMPANY
LIMITED (YE DEZHOU)
Mobile No.0743025402
PASSPORT NO:**

**P.O. BOX
DAR ES SALAAM.**

DRAWN BY:

FATMA FESAL FEREJ

P.O.BOX 12822,
DAR ES SALAAM.

LEASE AGREEMENT

This Lease Agreement is dated the 08th day of October 2023.

BETWEEN

Fatma Fesal Ferej of Post Office Box 12822 Dar es Salaam (hereinafter referred to as the "**LESSOR**" which expression shall where the context so admits include its successors, legal representative) of one part.

AND

MEGALODON TANZANIA COMPANY LIMITED of Post Office Box Number....., Dar es Salaam (hereinafter referred to as the **LESSEE**) which expression shall where the context so admits include their successors, legal representative, and assignees) of the other part.

WHEREAS:

- A. The **Lessor** is the registered owner of property House number 17, Block F Chadibwa Road, Magogoni, Kigamboni- Temeke within the City of Dar es Salaam and is desirous of letting the said property to the Lessee (hereinafter referred to as the "**Demised Premises**") under the terms and conditions hereinafter appearing.
- B. The Lessee is desirous of taking up a lease of the property House Number 17 Block F Chadibwa Road Kigamboni-Temeke within the City of Dar es Salaam under the terms and conditions hereinafter appearing.

1. **NOW THIS AGREEMENT WITNESSETH** as follows: -

IN THE CONSIDERATION of the rent and the Lease covenant hereinafter contained **THE LESSOR HEREBY DEMISES** unto the **LESSEE** the said premises together with the improvements

Made thereon onto the Lease for a term Three year (3) and payments terms will be in three years commencing on the 8th of October 2023 and ending on 9th day of October 2026 at the rate of Tsh **1,000,000/= (One Million only)** per month payable in advance on the signing of this Agreement.

The total to be paid in advance for Two years is Tsh. **24,000,000/= Twenty four million only** Tanzania shillings.

2. THE LESSEES HERE BY COVENANTS WITH THE LESSOR as following:

- A. To pay the rent on the days and in the manner aforesaid.
- B. To pay electricity, Internet, Air conditioning, Electricity Fence, CCTV Camera, and telephone bills (if any) consumed in the said demised premises. Effective from 8th day of October 2023.
- C. To maintain and protect the Electricity Fence, CCTV Cameras, Internet services, Air conditioning garden trees and all house environments.
- D. To permit the LESSOR or her agents at all reasonable times during day times by prior appointment to enter upon the said premises for the purposes of viewing the state of the premises and to execute repairs to the said premises if necessary.
- E. Not to assign, underlet or part with the possession of the said premises or any part therefore without the written consent of the LESSOR, such consent however not be unreasonably withheld.
- F. To hold the premises for residential and storage warehouse area purposes only.
- G. To keep the interior of the demised premises including all the, Air Condition, doors, main gates.

windows glass, locks and fasteners, walls, water apparatus, electricity wiring and fittings therein, garden and other fittings in a good and tenantable repair and conditions, as the same now are.

- H) Not to make any structural alterations in the said demised premises upon completion of the agreed and approved renovation without first obtaining consent in writing of the LESSOR in writing.
- I) On the expiration or sooner determination of the term hereby granted to the deliver up the said premises to the LESSOR with all locks, furniture's, air conditions, keys, cctv cameral, electric fence and fasteners and in such tenantable condition, as the same was in when the Lessee took possession from the LESSOR.

3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows: -

- A. That the LESSEE paying the rent hereinbefore reserved and performing and observing the covenants on his part as hereinbefore contained may peacefully hold and enjoy the demised premises without interruption by the Lessor or any persons rightfully claiming under her.
- B. To keep in good tenantable repair the roof and outside walls and grounds surrounding the demised premises.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED that: -

- A. If the rent hereby reserve of any part thereof shall be unpaid for 2 days or more after becoming payable (whether legally demanded or not) or if any covenant on the LESSEE part herein contained shall not be performed or observed then in any of the said cases it shall be lawful for the LESSOR at

any time thereafter to re-enter upon the said premises or any part thereof in the name of the whole and then this lease shall absolutely determine but without prejudice to any right of action of the LESSOR in respect of any breach of the LESSEE'S covenant herein contained.

- B. Any notice under this Lease shall be in writing and any notice to the LESSEE shall be sufficiently served if left addressed to LESSEE of the said premises or sent to him by registered post, and any notice to the LESSOR shall be sufficiently served if sent to her by registered post.
- C. The agreement is renewable by either party giving 30 days' notice of their intention to renew with new negotiable price, terms and condition..

Full Disclosure

The Tenant signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is acknowledgment, and he/she has received a signed copy of the Rental Agreement.

Accepted this 28th day of October year 2023.

Landlord

Tenant



Photo of Landlord

A handwritten signature in black ink, appearing to be a stylized name with a period at the end.



Phot of Tenant

A handwritten signature in black ink, consisting of a stylized, cursive name.