

LEASE AGREEMENT

LEASE MADE THIS 08th DAY OF July 2023.

BETWEEN

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

AND

EZEKIAH DAUDI ZEDEKIAH
Mobile No.0695003444
NIDA: 19980727313050000120

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 July 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

EZEKIAH DAUDI ZEDEKIAH of Post Office Box Number 528..., 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 of **FOUR YEARS** commencing on the 08th of July 2023 and ending on 09th day

Of October 2027 at the rate of **Tsh 300,000/= (Three hundred lakhs Only)** per month payable in advance on the signing of this Agreement. The total amount to be paid in advance is **Tsh. 900,000/= Only . Nine hundred lakhs** for three month. Tanzania shillings.

2. THE LESSEES HEREBY COVENANTS WITH THE LESSOR AS

Followings:-

- A) To pay rent on the days and in the manner aforesaid
- B) To pay electricity, Internet, Air conditioning, Electric fence, CCTV camera, and telephone bills (If any) consumed in the said demised premises. Effective from 08th of July 2023
- C) To maintain and protect the Electric Fence, CCTV Cameras, Internet services and Air condition
- 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 purpose 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 party thereof without the written consent of the LESSOR, such consent however not be unreasonably withheld.
- F) To hold the premises for residential purposes only.
- G) To keep the interior of the demised premises including all the furniture, Air condition, door, main gates, air conditions, windows glass, locks and fasteners, walls water apparatus, electricity wiring fasteners, walls, water apparatus, electricity wiring and fitting therein, 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 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 terms.

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.

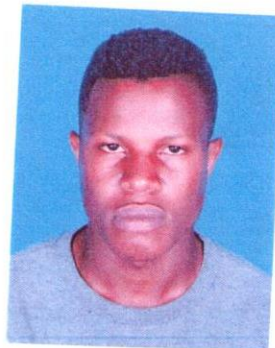
Accepted this 8 day of 07 year 2023.

Landlord



8/7/2023

Tenant



#Dawdy
065 003444