

LEASE AGREEMENT

BETWEEN

ABDALLAH JUMA

AND

ISPEAR AFRICA LIMITED

**In respect of PLOT 366
House No. 366, Msasani Road, Kinondoni - Dar Es Salaam**

LEASE AGREEMENT

THIS AGREEMENT is made on this **26th June, 2023** between **ABDALLAH JUMA** of P.O. Box **10380**, Dar Es Salaam (here in after referred to as "the Landlord") of the one part and **ISPEAR AFRICA LIMITED** of P.O. Box **38387** (here in after referred to as "the Tenant") of the other part.

WHEREAS the Landlord is desirous of renting to the Tenant one room at **Msasani Road** owned by **ABDALLAH JUMA, PLOT 366, House No. 366, Msasani Road, Kinondoni - Dar Es Salaam**

AND WHEREAS the Tenant has agreed to rent the premises of the Landlord for a period of **12 MONTHS** beginning on **10th November, 2023** and ending on **09th November, 2024** subject to consideration, price, terms and conditions hereinafter stipulated, but otherwise free from any encumbrances.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

The Tenant **HEREBY AGREES TO PAY THE** Landlord a monthly rent of Tshs Two Hundred Thousand Shillings (**Tshs 200,000**), payable in full upon signing of this agreement.

The contract period shall be renewable on a twelve months' basis. Total rent paid is :-
Tshs 2,400,000/=

THE TENANT HEREBY COVENANTS with the Landlord as follows:

- To contribute to all rates, charges and fees for sewerage, water and electricity in respect of the premises during the said tenancy.
- During the said tenancy the Tenant shall use the premises as an office only
- The Tenant shall at all times keep the premises and the appurtenances thereof including doors, windows and other fixtures, fittings, fastenings, locks, keys, fittings, water storage systems and drains and other pipes and decorations thereof in good condition.
- The Tenant shall repair all reflects occasioned by the Tenant on the premises and deliver the same in good and tenantable condition at the expiration of the Tenancy.
- The Tenant shall during the subsistence of this Agreement permit the Landlord or his agent to enter the premises at reasonable hours of day time by prior appointment to enter the premises and to inspect the same once in every 3 months.
- During the term of this agreement the Tenant shall not use or permit the premises to be used for any improper or illegal purposes and shall not do or permit any act which causes or may cause annoyance, inconvenience nuisance to the occupiers of neighboring property.

THE LANDLORD COVENANT WITH THE Tenant as follows: -

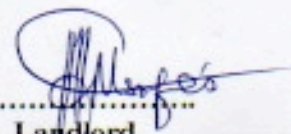
- To pay discharge all land taxes and assessments and charges whatsoever (other than any rates or charges payable in respect of consumed water, gas, electricity and sewerage) which now are or charged on the building.
- To allow the Tenant to quietly hold and enjoy the premises without any interference or interruption from the Landlord or any one claiming title under him.


THE LANDLORD AND THE TENANT HEREBY DECLARE THAT: -

- At the expiration of the term herein created the Tenant shall peacefully yield to the Landlord vacant possession of the premises in a good tenantable condition.
- The Tenant is at liberty to renew the lease for another period provided 3 months' notice is given to the Landlord and provided also there was no subsisting breach of any of the tenancy obligations under this present Agreement. The parties can then renegotiate the terms of the lease.
- Either party shall be at liberty to terminate this lease by giving the other part at least ninety days' notice of the desire to do so and the term shall determine on the expiration of such notice.
- Term and conditions of this Agreement shall nevertheless be subject to such statutes regulating the status of Landlord and Tenant in Tanzania, and any Imphed terms shall be read as one with those stipulated herein.
- Any variation to this Agreement shall be mutually agreed upon such variation and I or amendments shall be made on writing and shall be signed by both parties herein

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

SIGNED AND DELIVERED by the
Said ABDULLAH JINUN]
Of P.O. Box 10388 - DGM]
In my presence, this 10th day of NOV.]
2023



.....
Landlord

NAME: STANFORD MBENGANE
SIGNATURE: 
Postal Address: 14156
DGM
Qualification: ADVOCATE




SIGNED AND DELIVERED by the
Said THEODORE LADILANS PATRICK]
Of P.O. Box 38387 DGM]
In my presence, this 10th day of NOV.]
2023


.....
Tenant

WITNESS
NAME: STANFORD MBENGANE
SIGNATURE: 
Postal Address: 14156
DGM
Qualification: ADVOCATE



WAF = 240, out-
SDUM = 24, out-

15/11/2023

STAMP DUTY
\$24000/-
Receipt No. 9984113846960 collected 20/11/2023
