

TITLE No. 31337-DU
 REGISTERED ON
 29-11-2016
 at 10.00 AM
 Asst. Registrar of Titles



V1

CDA/DED/TRU/PA: 23291
 CDA/L.O. NO. 96253/23799

TANGANYIKA
 STAMP DUTY PAID ON CAPITAL DEVELOPMENT AUTHORITY
 ORIGINAL Shs. 11400/=
 Receipt No. 13505327 of 29-11-2016
 Asst. Registrar of Titles

Stamp Duty Shs. 100/= Paid and
 Revenue Receipt No. 13505327
 of 29-11-2016
 Stamp Duty Officer

GROUND LEASE NO. 23799

LEASE AGREEMENT

Made and entered into this _____ day of _____ 20.....

BETWEEN

CAPITAL DEVELOPMENT AUTHORITY, a body corporate established under the Public Corporations Act, 1969 by the Capital Development Authority (**ESTABLISHMENT**) order Government Notice No. 230 of 1973, as amended by the Public Corporations Act No. 2 of 1992 of P. O. Box 913, Dodoma (hereinafter referred to as "the Lessor") of the one part,

AND

DODOMA GRAND MOTELS COMPANY LIMITED a limited liability company incorporated under the companies ordinance Cap.212 of P. O. Box 1229 – DODOMA (hereinafter referred to as "the Lessee") of the other part

THIS AGREEMENT WITNESSES as follows:

WHEREAS the Lessor has been endowed with Right of Occupancy registered in the Land Registry at Dodoma under **Title No. 4585-DLR** in respect of land within the Capital Development Area as described in the Dodoma National Capital Planning Order **Government Notice No. 63 of 1978**, except alienated lands and in the terms thereof is authorized to grant Leases; the Lessor hereby enters into a Lease Agreement (hereinafter referred to as "the Lease") whereby the Lessor demises and the Lessee takes a piece of land (hereinafter referred to as "the land") for a term of **thirty three years** commencing on **01st day of July, 2009** and expiring on **30th day of June, 2042** according to the true intent and meaning of the **Land Act, 1999** and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefore or amendment thereof and to the following special conditions:

PART A: THE LESSEE SHALL

- PAY** in advance to the Lessor the following Ground Rent and/or other charges of shillings **two hundred one thousand seven hundred fifty (T.Shs. 201,750/=)** on the first day of July in each year of the term without any deduction **PROVIDED** that the rent may be revised after every five years thereafter.