

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 2ND day of JANUARY, 2024.

BETWEEN

ERNESTINA D. MWENDA {TIN NUMBER - 118696662} of P.O. Box - _____, Dar es Salaam, (hereinafter called "Lessor") on one part;

AND

ELIOT COMPANY LIMITED {TIN NUMBER - 139758862}, a registered company incorporated under the Companies Act No. 12 of 2002 of P.O. BOX 13450, Dar es Salaam. (hereinafter called "Lessee") on the other part.

WHEREAS the Lessor own the property of a finished house located at **Mzimuni Street, Kinondoni District – Dar es salaam region**, (hereinafter called the "Lessee").


WHEREAS the Lessee is desirous to have the premises let to it by the Lessor.

NOW WHEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed as follows:

1. The Lessor hereby demises unto the lessee the premises.
2. The Lease shall be for the term of one year **renewable** from 01ST JANUARY, 2024 (hereinafter called the effective date) to 31ST DECEMBER, 2024 at the monthly rent of **Tshs. 1,000,000/= (One million Only)** for the duration of the contract period.
3. The Lessee shall pay the sum of **Tshs. 12,000,000/= (Tanzania Shilling twelve million only)** upon the execution of this agreement for the term of one year.
4. The premises will be free for occupation by Lessee from the effective date.
5. Upon execution of this agreement and payment of the above rent, the Lessee shall be entitled to enter into full and sole enjoyment of the premises.
6. Until the expiry of the lease period the Lessee shall pay water and electricity bills monthly as they fall due.
7. If the Lessee terminates this Agreement before the expiry of the lease period the Lessee shall give one month notice in writing.

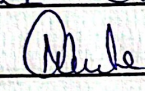
8. The Lessee shall not make any alterations to existing structure of the premises without written consent from the Lessor.
9. The Lessee will keep the premises in good order at all times.
10. Terms and conditions of this Agreement shall nevertheless be subject to such statutes regulating status of Landlord and Tenant in Tanzania and in case of any conflict between the terms of this agreement and statutory provisions, the later shall prevail.

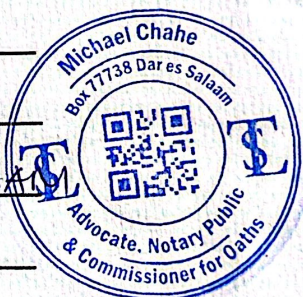
SIGNED and DELIVERED in Dar es Salaam
 by the said **ERNESTINA D. MWENDA**
 who has been introduced to me by _____
 the latter being known to me personally in my presence
 this 26 day of JANUARY 2024.



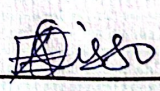
 LESSOR

WITNESSES BY:

Name: MICHAEL CHAHE
 Signature: 
 Address: 7738 DAR ES SALAAM
 Qualification: ADVOCATE

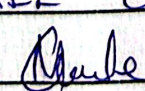


SIGNED and DELIVERED in Dar es Salaam
 by the said _____
ON BEHALF OF ELIOT COMPANY LIMITED
 Who has been introduced to me by _____
 being known to me personally in my presence
 this 26 day of JANUARY 2024.



 LESSEE

WITNESSES BY:

Name: MICHAEL CHAHE
 Signature: 
 Address: 7738 DAR ES SALAAM
 Qualification: ADVOCATE

