

LEASE AGREEMENT

This agreement is made this 10th day of JANUARY 2023

BETWEEN

ELIZABETH MASUI P. O. BOX 60300 Dar es Salaam (Hereinafter referred to as the "**LANDLORD or LESSOR**") of the one part.

AND

AZAYAN ENTERPRISES COMPANY LIMITED of P.O.BOX 15687 Dar Es Salaam (Hereinafter referred to as the "**LESSEE or TENANT**") of the second part.

WHEREAS THE LANDLORD is the legal owner of the warehouse identified as

Property ID: **EMC – 1232i**

Property size: **630 Sq. Mt**

Land area: **720 Sq. Mt**

Location: Tegeta Area, Kinondoni District within Dar es Salaam region, Tanzania.

WHEREAS above described warehouse for the purpose and relevance of this agreement shall be hereinafter referred to as the "**PROPERTY**"

AND WHEREAS, the said **LESSOR** has willingly agreed to let the **LESSEE** to use the said property for office purpose only and the **LESSEE** as accepted the same.

1. NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -

- a) The Landlord shall grant the Tenant and the Tenant shall accept a lease of the said premises for a term of one commencing on 11th day of JANUARY 2023 and shall expire on 11th JANUARY 2026. .
- b) The rent payable is one million Tanzanian shillings per month (1,000,000/=Tshs) which shall be paid on six month basis.
- c) This agreement can be terminated before the expiry of the fixed period stated above by either party giving a one calendar month notice in writing or by paying one month rent in lieu of such notice.

- d) Should the tenant desire to renew the lease of the demised premises for a further term, and then he or she shall give a one month written notice before the expiry of this contract and the rent to be agreed upon by both parties.

2. HEREWITH THE TENANT AGREES AS FOLLOWS: -

- a) To pay the rent on time and in the manner aforesaid in within 30 days of expiry.
- b) To pay all charges of power and other utility charges which may be incurred during the period of tenancy
- c) At all times to keep the premises including electrical parts, fittings, paints work, fixtures, doors, windows, electrical wires and all other conveniences belonging thereto in good working condition throughout the said term and to replace any of the above mentioned items should they become beyond repair due to negligence/ carelessness of the Tenant.
- d) Not to make any structural alterations to the office without first obtaining a written consent from the Landlord.
- e) To report immediately in writing to the Landlord any structural defect or other problem which may develop on/in the office.
- f) Not do to allow to be done on the office any act or thing which may be illegal or cause, damages, annoyance and / or injury to the neighbours or other tenants and visitors.


3. HEREWITH THE LANDLORD AGREES AS FOLLOWS: -

- a) To pay land rates
- b) If and whenever the rent or any part thereof shall be in thirty days whether legally demanded or not, or if the Tenant shall commit any breach of any of provisions herein contained, and then the landlord

may re-enter the said premises and thereupon the Tenancy hereby created shall be terminated without prejudice or consequence to the Landlord.

IN WITNESS WHEREOF the parties herein have hereto signed this deed on the day, month, year and the manner as hereinafter appearing

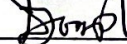
SIGNED and DELIVERED by the said
ELIZABETH MASUI who is known to me
or has been introduced to me by
the latter being known to me personally
this 10th day of JANUARY 2023.



LESSOR

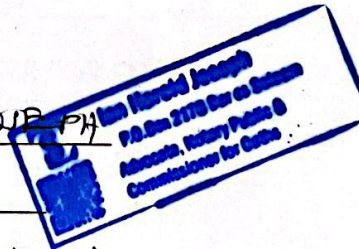
BEFORE ME:

NAME: IAN HAROLD JOSEPH

SIGNATURE: 

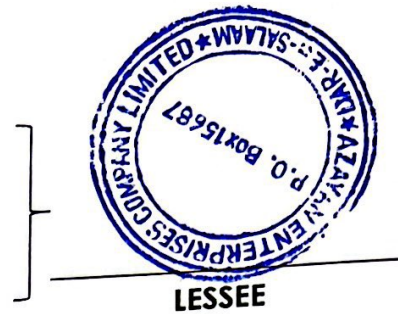
POSTAL ADDRESS: 2178 DSM

QUALIFICATION: **COMMISSIONER FOR OATHS**




SIGNED and SEALED at DAR ES SALAM
with the common seal of **AZAYAN ENTERPRISES**
COMPANY LIMITED

In our presence this 10th day of JANUARY 2023.



IN OUR PRESENCE:

NAME: **MUHAMMAD IBRAHIM**

SIGNATURE: 

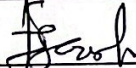
POSTAL ADDRESS: P.O.BOX 15687

DAR ES SALAAM

DESIGNATION: **DIRECTOR**

BEFORE ME:

NAME: IAN HAROLD JOSEPH

SIGNATURE: 

POSTAL ADDRESS: 2178 DSM

QUALIFICATION: **COMMISSIONER FOR OATHS**

