

HALMASHAURI YA WILAYA YA ROMBO

MAMLAKA YA MJIMDOGO - MKUU



OFISI YA AFISA MTENDAJI

KATA YA KELAMFUA MOKALA

S.L.P 52,

MKUU - ROMBO

Tarehe: 24/11/2021

Kumb HWR/KM/341  
MENJAJI TRT  
MKUU - ROMBO

YAH: UTAMBULISHO WA NDUGU GIANTE WINE AND SPIRIT CO. LTD

Mtajwa hapo juu namtambulisha ni mkazi wa

Mtaa/Kijiji IBUKONI Kitongoji cha MATWAZIENI

Mwenyekiti wake ni CLIDA TARIMO

NATA MBULISHA KUWA KIWAWA

KILICHO TAJWA HAPU JUU KIPO KATIKA

KATA YA KELAMFUA/MOKALA KISI

Dhamana yake CITA IBUKONI KINA PATA MUKA

Asante

Jina la Afisa Mtendaji Kati ANGELINA B. SHIRWA

Saini AS Mhuri AFISA MTENDAJI  
KATA YA

Tarehe 24/11/2021 KELAMFUA - MOKALA

Simu Na \_\_\_\_\_

## LAND LEASE AGREEMENT

THIS LAND LEASE is made and entered into as of December 15, 2021, by and between **Landlord and Tenant**, as described in the following basic lease information.

**Landlord and Tenant hereby agree as follows:**

### ARTICLE 1 -- BASIC LEASE INFORMATION

**1.1 Defined Terms.** In addition to the terms, which are defined elsewhere in this lease, the following terms shall have the following meaning:

- (a) LANDLORD:** BELLAVIEW FRESH FRUIT PROCESSING INDUSTRY LIMITED, a dully registered company located in ROMBO.
- (b) LANDLORD'S ADDRESS:** P.O Box 43, MKUU – ROMBO
- (c) TENANT:** GIANTE WINE AND SPIRITS COMPANY LIMITED, a duly registered limited liability company
- (d) TENANT'S ADDRESS:** P.O Box 43, MKUU – ROMBO
- (e) LAND DISCRPTION:** Block 36/C SIDO ESTATES located in Mkoroshoni Street ROMBO DISTRICT. Which is the physical address of the landlord. The area is adjacent to St. Joseph English Medium Primary School.
- (f) TERM:** The term of the lease will be three (3) years.

### ARTICLE 2 -- AGREEMENT AND USE

**2.1 Lease.** Landlord hereby demises and leases to Tenant an office and operations area within her premises. Furthermore, landlord leases important services to the tenant which are; electricity, manpower for production, maintenance services and logistic services.

The duration of this Lease will be for the Term described in article 1.1. (f).

**2.2 Use.** Tenant shall use the area for office and establish a preform manufacturing facility which will manufacture and supply preforms to Bellaview Fresh Fruit Processing Industry Limited (herein referred to as the "landlord"); this will be advantageous to Bellaview Fresh Fruit Processing Industry Limited (herein referred to as the "landlord") as it will help to omit the need of transport and so reduce costs and saves time.

### **ARTICLE 3 -- RENT**

The tenant will pay to the landlord Tsh 100,000/= as a monthly rent for the land and services offered as mentioned in Article 2.1 above.

### **ARTICLE 4 -- TERMINATION OF CONTRACT**

This contract can be terminated upon different reasons; 1. If the tenant uses the land for different uses from the one specified on this contract that is office, manufacturing and selling activities. 2. Failure to pay land rent to the landlord by the tenant.

IN WITNESS WHEREOF, the parties have hereunto set their hands and stamps as of the day and year first above written.

Executed on 17<sup>th</sup> December, 2021, at ROMBO - KILIMANJARO,

**SIGNED AND DELIVERED BY:**

**BELLA VIEW FRESH FRUIT PROCESSING INDUSTRY LIMITED**

Amos Gellert  
.....

Amos GELLERT - MD

BELLA VIEW FRESH FRUIT  
PROCESSING INDUSTRY CoLTD  
P.O. BOX: 43  
MKUU ROMBO

LANDLORD

**BEFORE ME**

NAME: JULIUS DAMAS FOCUS

OCCUPATION: NOTARY PUBLIC

ADDRESS: 352 MKUU - ROMBO

SIGNATURE: [Signature]



**SIGNED BY:**

**GIANTE WINE AND SPIRIT COMPANY LIMITED**

D. Ngani  
.....  
DAVID SHANEL



TENANT