

**THE REGISTRATION OF DOCUMENT ORDINANCE
(CAP.117)**

BETWEEN

RUDNAP ZAMBIA LIMITED

AND

PMM ESTATES(2001)LIMITED

IN RESPECT OF PLOT 2384/75 STREET PUGU , DISTRICT: TEMEKE, REGION, DAR ES SALAAM

LEASE AGREEMENT

This lease is made this 3rd Day of June 2022. Between **RUDNAP ZAMBIA LIMITED** of P.O BOX 2065 DAR ES SALAAM, Tanzania (herein after referred as the “Lessor” of the one part and **PMM ESTATES(2001)LIMITED** of P. O. Box 33790, DAR ES SALAAM (herein after called “the Lessee”) of the other part.

Where as the Lessor is the owner of the **Plot No.2384/75, Street,Pugu, District, Temeke Region Dar es salaam** and WHERE AS the Lease is desirous to occupy the said building for a period of four (4) years as from **31 day of May 2022 to 31rd May 2026** at the monthly rental of Tshs 1,000,000 per month.

The rentals are payable in advance for one year to be reviewed every two four (4) years based on marketing price at the time of review. The Landlord acknowledges receipt of the stipulated rents by signing this Lease Agreement and issuing relevant receipts.

A. THE LESSEE COVENTS WITH THE LESSOR as follows:

1. To pay the rent agreed the manner as herein before provided.
2. To use the said building is for garment production and related business purposes

3. Not to do or permit anything to be done in or upon the demised premises or any part thereof which may be or become a nuisance annoyance or disturbance to the occupants in the neighborhood.
4. Not to sublet or part with the possession of the whole or any part of the said farms except with the consent in writing of the Lessor first had and obtained.
5. At the end or soon after the determination of this lease quickly and peacefully to deliver up the Lessor or his agent possession of the said premises in such good Tenantable order or repair as the same ought to be in having regard to the covenants on the part of the Lessee herein contained.
6. To permit at a reasonable notice the Lessor or his agent to enter the Premise to inspect or effect repairs.
7. To pay electricity and water bills during the period of Tenancy

B: THE LESSOR HEREBY COVENANTS WITH THE LESSEES as follows:-

i) To pay all Land rates and all other charges/imposed on the demised premises whether by the Government or the local Authorities except water and electricity charges.

ii) Permit the Lessees paying the rent hereby reserved and performing and observing the Covenants and conditions herein contained or implied and, on its part, to be performed and observed peaceably and quietly to possess and enjoy the demised premises during term hereby created without any interruption from or by the Lessor or any person rightfully claiming from or under him.

IT IS: Hereby mutually agreed by and **BETWEEN** the parties here to as follows: -

a) The lease shall determine at the expiration of the 4 years to be counted from the **31st day May 2022** and ending the end of **31 May 2026**

IN WITNESS WHERE OF the parties hereto have set their respective hands and common seal the day and year herein after following: -

1. **SIGNED and DELIVERED by: RUDNAP ZAMBIA LIMITED**

Signature:  3rd June 2022

POSTAL ADDRESS: P.O BOX 20, Dar Es Salaam

QUALIFICATION: **LAND LORD**

2. **SIGNED and DELIVERED by PMM ESTATES(2001)LIMITED**

Signature:  DATE: 3rd June
2022

POSTAL ADDRESS:

QUALIFICATION: **DIRECTOR**

[Lawyer]

