

## LEASE AGREEMENT

1. **LESSOR:** CHARLES DAUDI MAINGU,  
P.O.BOX 40806, DAR ES SALAAM.
2. **LESSEE:** PRIME POULTRY TANZANIA LIMITED  
P.O.BOX, DAR ES SALAAM.
3. **PREMISES:** PANGANI, KIBAHA MUNICIPALITY, PWANI.
4. **TYPE OF USE:** Hatchery and Commercial Farm.
5. **TERM:** 3 year fixed Term.

**CONSIDERATION:** No Consideration in terms of money, only friendship relationship.

8. **DATE OF COMMENCEMENT:** 25 November, 2022.

9. **END OF CONTRACT:** 24<sup>th</sup> November, 2025.

**10. LESSEE'S OBLIGATIONS:**

- a) To refrain from any activity on the premises that may render this agreement voidable.
- b) To use the premises only for activities set out in clause 4 above.
- c) To keep the Inside and outside premises clean all time of this agreement.
- d) To refrain from any activities that may be a breach of Municipal Regulations or a nuisance or that may in any way interfere with the quietness and comfort of the other lessees and or neighbors.
- e) Not to assign or sublet the premises or any part thereof without the written consent of the Lessor in writing obtained in advance.
- f) Not to make any alterations in or additions to the premises without the consent in writing of the Lessor's first hand permission obtained.
- g) Not to cut or injure any of the walls of the premises or suffer or permit to be done.
- h) To pay for electricity and water bills every month without fail.
- i) To give Vacant possession upon expiry of one year unless the parties agree to renew the same.
- j) To give permission to the Lessor or delegate to make normal inspection of the premises during day time. Prior Information must be given by the lessor for the intended visit mentioning date and time.

**11. THE LESSOR:**

- a) To pay all present and future rates, property taxes and service charges levied by the central or local Government Authorities in Tanzania in respect of the premises.
- b) Lessor has kept repair the structure and exterior of the premises, including drains, gutters, garbage removal, security, cleaning of shared area, maintenance of swimming pool, generator maintenance, water supply, electricity supply and sanitation save that the above shall not be construed as requiring the Lessor to rebuild or reinstate the premises in the event of the destruction or damage by fire, earthquake or other acts of God.
- c) To permit the Lessor if he has paid the agreed rent and if he observes all terms of this agreement to enjoy use of the premises without any disturbances not mentioned in this agreement.
- d) Either the Landlord or the Tenant shall be at liberty to terminate this lease before expiration of the stipulated term by giving to other party three (3) calendar months' notice.

IN WITNESS WHEREOF the parties hereto have duly, executed these presents in the manner hereinafter appearing.

**SIGNED** at Dar es Salaam by the said  
**CHARLES DAUDI MAINGU** who is known  
To me personally/ Identified to me by.....  
.....the latter being known  
to me personally in my presence this .....day of November, 2022

*Charles Daudi Maingu*  
LESSOR

**BEFORE ME:**

NAME: *Leonard Masatu*

SIGNATURE: *[Signature]*

POSTAL ADDRESS: *7281 Dm*

QUALIFICATION: **ADVOCATE**



SEALED with the COMMON SEAL of the said )  
PRIME POULTRY TANZANIA LIMITED )  
and DELIVERED at Dar es Salaam in the )  
presence of us this \_\_\_\_\_ day of \_\_\_\_\_, 2022. )

SEAL

Names:

SUFIAAN KASMANI

Signature:

Sufian

Postal Address:

\_\_\_\_\_  
\_\_\_\_\_

Designation:

DIRECTOR

Names:

OMAR KASMANI

Signature:

Omar

Postal Address:

\_\_\_\_\_  
\_\_\_\_\_

Designation:

DIRECTOR/COMPANY SECRETARY

PRIME POULTRY  
TANZANIA LIMITED  
TAX ID NO 154-445-935