

## **LEASE AGREEMENT**

**THIS LEASE AGREEMENT** made this **15<sup>TH</sup>** day of **APRIL, 2023**

### **BETWEEN**

**KELVIN MWANGASA** of P.O. Box Dar es Salaam [herein referred as "the lessor"] of the one part, the expression which the context so permits shall include its assigns and successor in title of the party.

**HONEST BUSINESS TRADING COMPANY LIMITED** of P.O Box 77275 Dar es Salaam [hereinafter referred to as "the Lessee"] of the other part, the expression which the context so permits shall include its assigns and successor in title of the other party.

**WHEREAS:** The Lessor is in the owner of the commercial/residential premises on Plot No..... , **TPDC-MIKOCHENI** area within Kinondoni District Dar es Salaam (hereinafter referred as a premises")

**AND WHEREAS** the Lessor is desirous of letting the part of demised premises within the said plot herein above mentioned to be used as office or other lawful purpose with an office and the lessee is willing to take it at the consideration.

### **NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:-**

1. That the lease period shall be for a period of **One (1) year** and shall commence on **15<sup>th</sup>** day of **April, 2023** to **14<sup>th</sup>** day of **April, 2024**. Before the end of the lease period either party may give notice of one months to determined or renew of the Agreement on mutual understanding.
2. That the lessor shall demise the said premises to the lessee without any encumbrances at the monthly rent of Tanzanian Shillings **One Hundred Thousand Only (Tsh 100,000/=)** and the total payment per One (1) year therefore shall be Tanzanian Shillings **One Million Two Hundred Thousand only [Tshs. 1,200,000/=]** payable once after signing this agreement
3. That the lessee shall not make any renovations or adding any fixture, erect any structure, change the outlook of the building being permanent or temporary without prior written consent from the lessor.
4. That the Lessee will permit the Lessor or his agent to enter the said premises at a reasonable time to view and examine the state and condition thereof and execute any repair.
5. That the Lessee shall not assign or sublet or part with the possession of or part of the premises without prior written consent of the Lessor.
6. That the Lessor shall pay during the terms hereby created land rent, property taxes or other assessment whatsoever of the Central or Municipal Government in-respect of the demised premises.
7. That the Lessee shall comply with all Municipal regulations and other legal requirements. That any provision of this agreement may be amended by

mutual agreement of the parties. That the Lessee shall hand over the premises in good condition and clear at the end of this agreement.

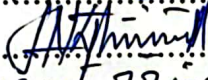
8. That in case of dispute here in the parties shall resort to court proceeding to the judicial organ with jurisdiction to determine the matter at that material time.

**IN WITNESS THEREOF THE PARTIES HERETO HAVE** executed this lease the day and year first before written.

SIGNED and DELIVERED at Dar es Salaam  
by the said **KELVIN MWANGASA**  
who is known to me personally/identified to me  
by ..... the  
latter being known to me personally in my  
presence this **15<sup>TH</sup>** day of **APRIL**, 2023

  
.....  
**LESSOR**

BEFORE ME:

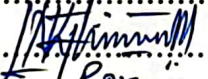
Name: Solemani Nassoro Fungo  
Signature:   
Postal Address: PO BOX 77418 D.S.M  
Qualification: NOTARY PUBLIC



SEALED and DELIVERED at Dar es Salaam  
by the said **HONEST BUSINESS TRADING CO. LTD**  
is known to me personally/identified to me  
by ..... the  
latter being known to me personally in my  
presence this **15<sup>TH</sup>** day of **APRIL**, 2023

  
.....  
**LESSEE'S Seal**

BEFORE ME:

Name: Solemani Nassoro Fungo  
Signature:   
Postal Address: PO BOX 77418 D.S.M  
Qualification: NOTARY PUBLIC



WITH 120,000/-  
SID - 12/0007  
20/04/23