

**LEASE AGREEMENT**

**BETWEEN**

**INNOCENT ERNEST MSANZE**

**AND**

**PERES POULTRY FARM COMPANY LIMITED**

**IN RESPECT OF UNSURVEYED LAND MEASURING 100 FEET IN LENGTH  
AND 50 FEET IN WIDTH LOCATED AT CHAMAZI, TEMEKE DISTRICT  
WITHIN DAR ES SALAAM CITY.**

**DRAWN BY:**

**MALETA & NDUMBARO ADVOCATES**

**Ground Floor, Tancot House, Sokoine Drive / Pamba Street**

**P.O. Box 8766, Dar es Salaam**

**Tel: 255-22-2122940, Fax: 255-22-2124199**

**WEB: [www.maletandumbaroadvocates.co.tz](http://www.maletandumbaroadvocates.co.tz) EMAIL: [info@maletandumbaroadvocates.co.tz](mailto:info@maletandumbaroadvocates.co.tz)**

## LEASE AGREEMENT

This Lease agreement is made this 4<sup>th</sup> day of June 2024

Between

**INNOCENT ERNEST MSANZE** of P.O. Box 19774 Dar Es Salaam (hereinafter referred to as **Landlord**) on the one part

And

**PERES POULTRY FARM COMPANY LIMITED** of P. O. Box 19774 Dar Es salaam (hereinafter to as **Lessee** ) on the other part

**WHEREAS** the Landlord is the legal owner of un-surveyed land measuring 100 feet in length and 50 feet in width located at Chamazi , in Temeke district within Dar Es salaam city (hereinafter referred as land).

**WHEREAS** the Landlord is desirous of leasing the land to the Lessee.

**AND WHEREAS** the Lessee is willing to lease the land.

### **NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. That the tenure of this lease agreement is ten (10) years effective from the date of execution of this agreement.
2. The monthly rent shall be Tanzanian shillings five hundred thousand [TZS 500,000/=].
3. That the rent is payable twelve [12] months in advance which is Tanzanian shillings five hundred thousand only [TZS 500,000/=]
4. One month prior to the expiry of the ten [10] years lease term herein created by this lease, the **Lessee** may express its desire to renew the lease on a period to be agreed by the parties hereto and on such terms and conditions as the parties may **NEGOTIATE** and **AGREE** on the issue of renewal.

### **THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS: -**

- 4.1 To use the land and existing structures for agricultural purposes only and more specifically for Poultry Farming.

4.2 To pay the Lessor the agreed rent as aforementioned in the manner above provided.

4.3 Not to install or connect any electrical apparatus that might endanger or overload the electrical installation of the commercial premises or any part thereof.

4.4 Not to transfer, assign, sublet or part with possession of all or any part of the land without the consent of the Lessor.

4.5 Not to use the land in a way which would create annoyance or nuisance or any danger to the public, neighbours or adjoining lessee(s) or in any way interfere with the quietness and comfort of other neighbours.

4.6 On the expiration or sooner determination of the term hereby created, to deliver up the land to the Lessor

**2. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:**

4.6.1 That the Lessee performing his obligations hereinto shall peaceably hold and enjoy using the land without any interruption by the Lessor or those claiming through or under his title.

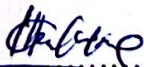
4.6.2 To pay land rent.

**3. Interpretation & Governing Law**

That this lease agreement shall be interpreted and governed in accordance with the Laws of the United Republic of Tanzania .

IN WITNESS WHEREOF the parties hereto have dully executed this Agreement in the manner and on the day and year hereinafter appearing:

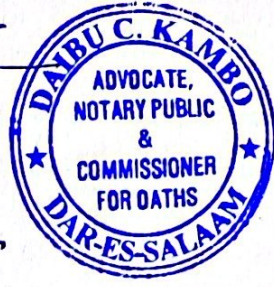
SIGNED and DELIVERED at Dar Es Salaam by the said ]  
INNOCENT ERNEST MSANZE ]  
who is known to ]  
me personally/has been identified ]  
to me by the latter being ]  
known to me personally in my ]  
presence this 4<sup>th</sup> day of June 2024 ]

  
.....  
**LANDLORD**

Signature: [Handwritten Signature]

Postal address: 8766 DSR

Qualification: ADVOCATE



STAMPED AND DELIVERED by |  
PERES POULTRY FARM COMPANY LIMITED |  
This 4<sup>th</sup> day of June 2024 |



NAME Butoyi PERES

SIGNATURE [Handwritten Signature]

POSITION Director

NAME Tumaini A. peres

SIGNATURE Tumaini Peres

POSITION Director.