

## LEASE AGREEMENT

AGREEMENT dated 10<sup>th</sup> July 2024, made by and between

MR. Abdi Kullane Abtidon

P.O. BOX 6888 Dar-es-salaam

DAR ES SALAAM (hereinafter called “the lessor”) of the part

AND

Mountain Enterprises Limited

P.O BOX 42876,

DAR ES SALAAM (hereinafter called “the lessee”)

WHEREBY IT IS AGREED as follows:

1. That the lessor leases his yard situated on Plot No.1, Malongwe Street, Mtoni, Temeke ,Dar es salaam (hereinafter referred to as “the said property”) for a period of five (5) years effective from **10<sup>th</sup> July 2024** (hereinafter called “the effective date”) at a monthly rent of Tshs. 500,000/= (Tanzania shillings Five hundred thousand only) and payable in advance for one year amounting to Tshs 6,000,000/= (Tanzania shillings six million only) and later on yearly basis. The Lease will expire on **31<sup>st</sup> July 2025**.
2. All lease payments due and made by the lessee to the lessor under this lease agreement shall be made through the lessor’s bank account.
3. That upon execution of this agreement and payment of rents as stated above, the lessee shall thereafter be entitled to enter into full possession of the said property.
4. That the lessee shall pay all charges for electricity, water and other services/ utilities used by him on the said property during the term of his lease.
5. That the lessee shall not carry out any alterations to the said property without prior written consent of the lessor. During the term of the lease, the lessee undertakes to develop/ construct the said property with his own expenses upon obtaining consent from the lessor.
6. That the lessee shall not sublet or part with the possession of the said property without written consent of the lessor.
7. That the lessee shall use the said property for his lawful business purposes only.
8. That the lessee agrees to maintain the said property and to give back full vacant possession of the said property to the lessor at the expiry of this lease agreement in the like condition of the property at the time of leasing, fair wear and tear expected.

9. For the avoidance of doubt, it is understood that either party, Lessor or lessee can terminate the lease agreement, giving three (3) months notice in writing to the other party.
10. Any notice to be given under this lease agreement by the lessor, may be given in person, hand delivered in an envelope to the said property premises, or by registered post and notice shall be deemed to have been given if delivered by hand to the said property above, three business day from the date of such delivery.

IN WITNESS WHEREOF the parties herein have fully executed these presents on the day in the manner hereinafter appearing.

1. MR. ABDI KULLANE ABTIDON  
SIGNATURE(LESSOR) \_\_\_\_\_
2. MOUNTAIN ENTERPRISES LIMITED  
SIGNATURE(LESSEE.) \_\_\_\_\_
3. MAHMUD KULLANE  
SIGNATURE(WITNESS) \_\_\_\_\_



