

LEASE AGREEMENT

LEASE is made this 02nd day of MARCH 2024

Between

JANE RAPHAEL NDANI of P.O.Box 7024 Dar Es Salaam (hereinafter referred to as" the LESSOR " of the one part expression which the context so permits include its assigns and successor in title of the party.

And

CARE MINING COMPANY LIMITED of P.O.Box 33020 .Dar es salaam (hereinafter referred to as 'the Tenant" of the other party, the expression which the context so permits shall include its assigns and successor in title of the party.

WHEREAS :

A: The LESSOR is the legal owner the premises situated at Mbezi Beach –Cornel Mathias Street Kinondoni Dar es salaam.

B: The Tenant has agreed to enter and take possession of the premises for the terms and conditions herein agreed.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That Landlord leased the said House to the Tenant in consideration of Tanzanian Shillings One Million Only monthly (Tsh 1000,000/=) and the total payment per 36 months therefore shall be Tanzanian shillings Thirty Six Million only (Tsh 36,000,000/=)
2. That the Lease period shall be for a period of Thirty Six months and shall commence on 01st Day of March 2024 to 30th Day of March 2027 At the end of the Lease period either party may give Three(3) months notice to determine or renew of the agreement on mutual understanding.
3. That the Lessee shall allow about Three foot passage way to the lessor and his Family to access his building.
4. The Lessee shall keep the premise and such surroundings clean.
5. To permit the Lessor or his agent to enter the said premises at a reasonable times to view and examine the state and conditions thereof and execute any repair.

That the Lessee shall not assign or sublet or part with the possession of or part of the premises without prior consent of the Lessor.

7. 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.
8. That the Lessee shall comply with all Municipal regulations and other legal requirements.
9. That the Lessee shall hand over the premises in good condition and clear at the end of his agreement.
10. 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

JANE RAPHAEL NDANI who is known to me personally

this 21ST day of MARCH 2024.

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.....Raphel.....
Lessor

SIGNED and DELIVERED at Dar es salaam by the said

Director of CARE MINING COMPANY LTD who

Is ~~known to me personally~~ identified to me by

CHRISTINA DANIEL NYAKI

This 21ST day of MARCH 2024.

}
JAN DONALD KYU
.....
• Lessee

BEFORE ME:

Signature:

Name:

Address:

Qualification:

[Handwritten Signature]

Richard Lucas Motey

32389 DSH

ADVOCATE

