

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this15..... day ofJANUARY..... 2024

BY and BETWEEN

HAWAZ JUMA of MKURANGA (hereinafter referred to as “the **Lessor**” which expression shall, where the context so admits include her assigns and or successors in title) of the one part;

AND

EXTRA POWER NECESSITIES COMPANY LIMITED (herein referred as the **Lessee** which expression shall, where the context so admits include his assigns and or successors in title) of the other part;

WHEREAS the **Lessor** being an owner of the Land the subject matter of this Agreement situated at Pwani in the District of Mkuranga- Kisemvule , is willingly to lease the said Area of land to the lessee **AND WHEREAS** the **Lessee** is willing and desirous to lease the said property from the Lessor on terms and conditions stipulated hereunder;

The contracting parties, whose names and addresses have been indicated herein above, have agreed as follows:-

Lease Term

1. That this lease agreement will be for a term of 3 Years stating from15..... Day ofJANUARY.....2024 to the ...15...day ofJANUARY..... 2027, renewable and or terminating at the option of both parties subject to 1 month notice prior to the expiry of the lease term.

Lease Purpose

2. The lease term provided herein for the above described property shall be for office purposes and things incidental thereto.

Rent and Mode of Payment

3. The rent for the said premises shall be TSHs Three Hundred Thousands (**TSHs 200,000/=**) only per month, which is 7,400,000.

THE LESSEE HEREBY COVENANTS with the Lessor as follows:

- a) Not assign the whole or any part of the lease property without the prior written consent of the **Lessor**.

- b) Permit the **Lessor** or persons designated by her at all reasonable times to enter the leased premises, with prior notice of at least 24 hours and with the consent of the **Lessee**, for the purpose of viewing the conditions of the demised premises.
- c) Pay and discharge all utilities such as electricity bills, water bills, telephone bills, security and any other utility directly consumed by the Lessee and the receipts shall be kept for records purposes.
- d) To maintain the leased property in a clean and sanitary condition and organized all the times.
- e) Use the premises for office purposes and any other activities related there to.

THE LESSOR COVENANTS with the **Lessee** as follows:-

- a). To carry out all necessary major repairs and maintenance work to the lease premises (beyond the minor repair and maintenance) and ensure that the facilities remain in good working condition at all times to the full satisfaction of the **Lessee**.
- b). That the **Lessee** shall enjoy the facilities of the leased premises without any interference from the **Lessor**, his family members or his workers and/or agents.

PROVIDED ALWAYS AND is hereby reserved agreed and declared as follows;

- i. The monthly rent hereby reserved is liable to be increased or decreased as the case may be by the Lessor giving a notice of 3 months in writing to the Lessee prior to the end of the contract.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.

IN WITNESSETH whereof the parties hereto have set their respective hands the day and year first above written.

SIGNED and DELIVERED at Mkuranga by
the said **HAWAZ JUMA** who is known
to me personally and or introduced to me by
..... HUANG JING the later being known to me
personally in my presence
this 15 day of JANUARY 2024

.....
LESSOR

Name: OMARY MWINYIMKUU MWENEGOHA
Signature: [Signature]
Postal Address: 13635 DAR ES SALAAM
Qualification: ADVOCATE



SIGNED and SEALED at Mkuranga by
the said **EXTRA POWER NECESSITIES
COMPANY LIMITED**
which is known to me personally/
Introduced to me by HUANG JING
the latter being known to me personally in my presence
this 15 day of JANUARY 2024

.....
[Signature]

LESSEE



Name: OMARY MWINYIMKUU MWENEGOHA
Signature: [Signature]
Postal Address: 13635 DAR ES SALAAM
Qualification: ADVOCATE

