

LEASE AGREEMENT

This Lease Agreement is made this 10th day of January, 2024.

Between

PIUSI AROBOGAST MASSAWE, a resident of Dar es Salaam, whose address is P.O. Box 14452 Dar es Salaam, (herein referred to as the "Landlord", which expression shall, where the context so require, include his successors in title, agents and assigns) on one hand

And

PRS PIPES & FITTINGS LIMITED of P. O. Box 14452 Dar es Salaam, Tanzania (hereinafter referred to as the "Tenant", which expression shall, where the context so require, include his successors in title and agents) on the other hand.

WHEREAS the Landlord lease to the Tenant for the purposes of an office area, located at Plot No. P3369 in Vumilia-Ukooni street, Kisarawe II at Kigamboni District, Dar es Salaam (herein referred to as "the Leased Premises") and is desirous to lease on conditions and subject to the terms as prescribed herein below;

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows:

1. THAT the Landlord shall lease, and the Tenant shall take on lease the leased premises for a term of one calendar year effective from 10th April 2024 to 09th April 2025.
2. THAT the Tenant shall pay to the Landlord TSH. 1,000,000/= (TANZANIAN SHILLINGS ONE MILLION ONLY) per month as rent for the leased premises.
3. Rent shall be paid every six (12) months in advance, and the first payment of rent shall be upon signing of this Agreement.
4. THAT the Tenant shall use the leased premises for the purpose of hand craft use only during the currency of the tenant shall be solely responsible for all public utility bills such as but not limited to water and electricity in accordance with the use.
5. THAT the Landlord hereby covenants to allow the Tenant throughout the tenancy created herein a quiet and peaceful enjoyment of the leased premises.
6. THAT the Tenant undertakes that all times, shall keep the demised premises and its developed structures in good condition where there is appurtenances thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes and sanitary and water apparatus therein in good repair and condition throughout the term of this Lease and to replace from time to time all Landlord's fixtures, fittings and appurtenances in the demised premises which may be or become replaceable at any time during or at the expiration or sooner upon determination of this lease.
7. THAT the tenant will not affect any structural changes to the leased premises without a written consent of the landlord of which will never be unreasonably withheld.
8. THAT the Tenant shall not sub-lease or otherwise assign or transfer the leased premises to any other person without a written consent of the landlord.

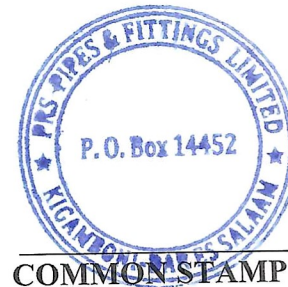
9. THAT this tenancy maybe terminated at the instance of either party upon serving a 30 days' notice in writing expressing his intention to terminate the lease.
10. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one-month notice expressing his desire to renew the tenancy.
11. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.

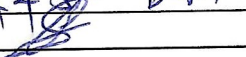
IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder:


SIGNED and DELIVERED at Mwanza
by the said, **PIUSI AROBOGAST MASSAWE**,
In my presence this 10 day of
April 2024


LESSOR

STAMPED with COMMON STAMP
and DELIVERED at Dar es salaam by the said,
PRS PIPES & FITTINGS LIMITED,
In my presence this 10 day of
April 2024



Name: MOSES REGINFRID MLINDO
Designation: DIRECTOR
Address: 14452 DSM
Signature: 

BEFORE ME:
Name: PETER JUNIOR MAHYENGA
Designation: ADVOCATE
Address: 9668 DSM
Signature: 



This Lease Agreement has been executed in duplicates, with one (1) copy of each party, and both copies shall be deemed as originals. The tenant acknowledges to have received a copy on the day and year appearing hereinabove.