

LEASE AGREEMENT

THIS TENANCY AGREEMENT IS MADE THIS 20th JANUARY 2024

MOHAMED SALIM ARBI of B.O. Box 1481 IRINGA (hereinafter known as the Landlord).

And

IRINGA HEALTHY FOOD PRODUCTS LIMITED with registered No. 169861862

Whereas the landlord is the absolute owner the landed property Plot No. 185, Block Industrial Area, Situated at Region Iringa, District Iringa CBD, Ward Kitwiru, Postal code 51113, Kibwabwa street, near Industrial area

NOW THIS DEED WITNESSETH as follow:

1. The landlord herein lets unto the tenant and the latter takes all the demised office in property situated at Plot No. 185, Block Industrial Area, Situated at Region Iringa, District Iringa CBD, Ward Kitwiru, Postal code 51113, Kibwabwa street, near Industrial area.
2. The lease shall be for a period of Five year with the effect from 10th January 2024 to 20th January 2029 renewable at the option of tenant giving three months' notice before expire.
3. The monthly rent for the leased property shall be 500,000 (Five Hundred thousand only) payable for three years in cash without any deduction in advance at or before the signing of this agreement.
4. **THE TENANT HEREBY COVENANTS WITH THE LANDLORD AS FOLLOWS:**
 - a. To pay for water and power consumed by them on their production activities

- b. To permit the landlord or its agents or servants at all reasonable times in the day and after reasonable written notice to enter upon and view the condition of the leased land.
- c. To protect the environment surrounding him.

5. THE LANDLORD HEREBY COVENANTS WITH THE TENANT AS FOLLOW:

- a. To pay and discharge all rates, taxes and outgoings payable in respect of the demised land.
- b. To ensure tenant performing the obligations on its part herein contained, shall peacefully enjoy the demised land during the said terms without any interruption from the landlord or any other person rightfully claiming under or in trust for him.

SIGNED and DELIVERED

by the said LUQMAAN SALIM ARBI As a director

IRINGA HEALTHY FOOD PRODUCTS LIMITED

This ..20.....day of January 2024.



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TENANT

SIGNED and DELIVERED

by the said MOHAMED SALIM ARBI



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LANDLORD

This ..20.....day of January 2024.