

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 01<sup>st</sup> day of January 2023.

BETWEEN

IRENE MAGANGA OF P.O BOX 65743, DAR ES SALAAM (hereinafter called "Lessor") on one part;

AND

TOP NOTCH COMPANY LIMITED OF P.O BOX 13158, DAR ES SALAAM (hereinafter called "Lessee" on the other part.

WHEREAS the Lessor own the property located at KUN/KIL/68 KILONGAWIMA STREET, KUNDUCHI WARD within DAR ES SALAAM (hereinafter called the "Premises").

WHEREAS the Lessee is desirous to have the premises let to it by the Lessor.

NOW WHEREFORE, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed as follows:

1. The Lessor hereby demises unto the Lessee the premises.
2. The Lease shall be for the term of 5 years from 01<sup>st</sup> JANUARY, 2023 (hereinafter called the Effective Date) to 31<sup>st</sup> DECEMBER, 2027 at the monthly rent of USD 1,000/= (One Thousand US Dollars only) for the duration of the contract period.
3. The Lessee shall pay the sum of USD 12,000/= upon the execution of this Agreement for the term of One year (1).
4. The premises will be free for occupation by Lessee from the effective date.
5. Upon execution of this agreement and payment of the above rent, the Lessee shall be entitled to enter into full and sole enjoyment of the premises.
6. Until the expiry of the lease period the Lessee shall pay water and Electricity bills monthly as they fall due.

7. If the Lessee terminates this Agreement before the expiry of the lease period the Lessee shall give one month notice in writing.
8. The Lessee shall not make any alterations to existing structure of the premises without written consent from the Lessor.
9. The Lessee will keep the premises in good order at all times.
10. Terms and conditions of this Agreement shall nevertheless be subject to such statutes regulating status of Landlord and Tenant in Tanzania and in case of any conflict between the terms of this agreement and statutory provisions, the later shall prevail.

SIGNED and DELIVERED in DAR ES SALAAM by the said  
 IRENE MAGANGA Who is known to me/has been  
 Introduced to me by \_\_\_\_\_  
 this 01 day of 01 2023.

Irene Maganga  
 LESSOR

SIGNED and DELIVERED in DAR ES SALAAM by the said  
 AZIZI OMARY CHAMANI on behalf of TOP NOTCH  
 COMPANY LIMITED  
 Who is known to me/has been introduced to me by \_\_\_\_\_  
 this 02<sup>nd</sup> day of January 2023.

Azizi Omary Chamani  
 LESSEE

BEFORE ME:

NAME: CHUKLISA PEIER KUBALUNGA

SIGNATURE: [Signature]

ADDRESS: P.O BOX 33520 DAR ES SALAAM

QUALIFICATION: ADVOCATE



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