

THE UNITED REPUBLIC OF TANZANIA

LEASE AGREEMENT

BETWEEN

EVANS DAVID MASUMBIGANA

AND

M/S REDAVEX RAW, COMPANY LIMITED (TOP OIL  
PETROL STATION)

DRAWN BY:  
KANTI PETER MJATA, (ADVOCATE),  
P.O.BOX 54258 DAR ES SALAAM,  
PHONE: 0625703040,  
EMAIL, kantipeter31@gmail.com

 Certified as True Copy of the Original  
**Kanti Peter Mjata**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 20/11/2024

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 05 day of 12, 2023

**BETWEEN**

**EVANS DAVID MASUMBIGANA** of P. O. Box 16317, DAR ES SALAAM Region, (hereinafter called the **LESSOR**) (which expression shall include his heirs and beneficiaries) of the one part.

**AND**

**M/S REDAVEX RAW, COMPANY LIMITED (TOP OIL PETROL STATION)**, a limited liability company incorporated in Tanzania under the Companies Act (Cap. 212 R E 2002) of P. O. Box, 16317 Dar Es Salaam, (hereinafter called "the **LESSEE**"), which expression where the context permits shall include its assigns and successors in title, of the other part.

**WHEREAS** the Lessor is the owner of Plot No 01, Block G Msolwa, Msoga Road within Chalenze District Council, Coast Region hereinafter called 'the demised premises.

And whereas the Lessor is willing to let it out.

**NOW THIS LEASE AGREEMENT WITNESSETH** as follows:

**1. TERM:**

The Lessor shall let and the Lessee shall take the demised premises from the Lessor for a term of 20 years commencing from the 05<sup>th</sup> day of December 2023 to 05<sup>th</sup> December 2043.

**2. RENT:**

The rent for the demised premises shall be Tshs. 150,000/= (one hundred and fifty thousand only) which will be paid per annum (1,800,000/=). This amount shall be paid to the Lessor in full and without any deductions.

**3. HANDING OVER THE PREMISES:**

The Lessor shall hand over vacant possession of the demised premises to the Lessee on the date of signing lease.

**4. THE LESSEE COVENANTS WITH THE LESSOR** as follows:

a) To pay rent in the manner provided above.

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- c) To permit the Lessor and his servants or agents at all reasonable times to enter upon the demised premises with prior notice and view its condition.
- d) To keep the interior and exterior of the demised premises in good and tenanted repair and in a tidy condition at all times.
- e) At the expiry of the lease or any extension thereof the Lessee shall hand over vacant possession of the said property to the Lessor together with all fixtures and fittings therein in good condition.

**5. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:**

- a) That the Lessee observing and performing the covenants stipulated above shall peacefully hold and enjoy the demised premises during the said term or any extension thereof without any interruption by the Lessor.
- b) To renew the lease upon mutual agreement
- c) During the period of the Lease or any extension thereof the Lessor shall not sell, mortgage or assign the demised property without the written consent of the Lessee.

**6. PROVIDED ALWAYS AND IT IS HEREBY DECLARED**

- a) The Lessee shall not be held liable to previous Tax liabilities and other encumbrances connected to the demised premises.
- b) That the right to terminate the lease prior to its effluxion of time shall only be with mutual consent.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the date and the year herein after appearing.

Signed and delivered by the said  
**EVANS DAVID MASUMBIGANA** at  
 Dar es salaam and delivered in our  
 presence this 05 day of 12 2023.

  
 LESSOR

**BEFORE ME:**

NAME: KANTI PETER MJATA

SIGNATURE.....

OCCUPATION: COMMISSIONER FOR OATHS

ADDRESS: 3058 - DAR ES SALAAM



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Signed with the common seal of by the said }  
M/S REDAVEX RAW, COMPANY  
LIMITED (TOP OIL PETROL STATION)  
this 6<sup>th</sup> day of 12<sup>th</sup>, 2023.

LESSEE SEAL



IN THE PRESENCE OF,

NAME: RUTH DANIEL WAZIRI

SIGNATURE: [Signature]

DESIGNATION: ASS. Director

BEFORE ME:

NAME: KANTI PETER MJATA

SIGNATURE: [Signature]

OCCUPATION: COMMISSIONER FOR OATHS

ADDRESS: 54258 -DAR ES SALAAM



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**Kanti Peter Mjata**  
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