

# **LEASE AGREEMENT**

## **PARTIES**

This Lease Agreement (hereinafter referred to as the “**Agreement**”) is entered into on 07<sup>th</sup> day of February 2024 (the “**Effective Date**”),

**by and between**

**Mr & Mrs Gerald Urassa**, with an address of 16 Wino Street, Mbweni, Dar es salaam, Tanzania, hereinafter referred to as “**Landlord**” of the **ONE PART**.

**AND**

**UP24 Seven Services Ltd** a limited liability company incorporated and existing under the Laws of the United Republic of Tanzania, of Postal office Box No. 21616, Dar es salaam, Tanzania (hereinafter called “**the Tenant**”) of the **ONE PART**,

## **WHEREAS:**

- a) The Landlord is absolutely seized and possessed or otherwise well and sufficiently entitled 100 acres farm situated at Mwetemo, Bagamoyo, Pwani hereinafter referred to as “the premises”; with certificate of occupancy:
- b) The Landlord has agreed to grant the tenant a lease in respect of 100 acres of the farm for a period of 5 Years commencing on the day of 07<sup>th</sup> of February 2024, without any interference, subject to terms and conditions laid down in this agreement:
- c) The Tenant agrees to rent the said premises for the said period and upon conditions and in the manner hereinafter stipulated.
- d) The Tenant hereby agrees to pay for all utilities and any other services during the period of the lease.

## **SIGNATURE AND DATE:**

The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated by their signatures below:



Gerald Urassa  
Director



Lilian Kulaya-Urassa  
Director