

LEASE AGREEMENT

PLOT NO. 23 BLOCK BB MIYUJI PROPER WITHIN DODOMA CITY

BETWEEN

AGNESS EDWIN MAMUYA

AND

ZAWADIBU VINTAGES COMPANY LIMITED

DATED AT DODOMA THIS 05 DAY OF 02, 2024.

DRAWN BY:

NJULUMI & CO;  
ADVOCATES,  
P. O. BOX 3010,  
EMAIL njulumilandcompany@gmail.com  
DODOMA



*[Handwritten signature]*

*[Handwritten signature]*

LEASE AGREEMENT

THIS AGREEMENT is made at Dodoma this <sup>05</sup> day of <sup>02</sup>, 2024.

BETWEEN

AGNESS EDWIN MAMUYA of P.O. Box 77 Dodoma with tax payer No. 105-653-506 (herein after referred as the "LESSOR" which expression shall, where the context admits her lawful assigns) of the one part.

AND

ZAWADIBU VINTAGE COMPANY LIMITED of P.O. Box 141 Dodoma, Tanzania. (Herein after referred to as the "LESSEE" which expression shall, where the context admits, includes its lawful assigns) of the other part.

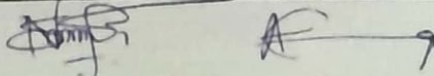
WHEREAS, the LESSORS is the lawful and beneficial owner of the premises (go downs) situated and erected at PLOTS NO. 23 BLOCK BB MIYUJI PROPER WITHIN DODOMA CITY.

WHEREAS, the said premises are warehouse measured as 300 Squire Meter.

AND WHEREAS the LESSEE is desirous of leasing the demised premises/warehouse from the LESSOR who is willing and ready to lease the same to the LESSEE.

AND WHEREAS both the LESSOR and the LESSEE have carried out negotiations with regard to the lease and now wish to have their agreed terms and conditions be reduced into formal contract, do declare as follows:

1. The LESSOR hereby agrees and leases to the LESSEE the SAID PREMISES/WAREHOUSE for a period of thirty (30) Months commencing from 05<sup>st</sup> February, 2024 to 05<sup>th</sup> august, 2026.
2. The LESSOR and the LESSEE agrees on reserved monthly rent of the said warehouse is TSH two million (2,000,000/=) for the leased period of which will being paid fully for one installment on the day of signing this agreement sum total of sixty million TZS. (60,000,000/=.)

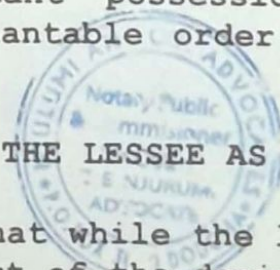


3. THE LESSEE HEREBY COVENANT WITH THE LESSOR ADDITIONALLY AS HEREUNDER:-

- (a) THAT the LESSEE shall pay the reserved rent in the manner aforesaid;
- (b) THAT duty regarding to the security relating to the leased premise shall be upon the LESSEE.
- (c) THAT the LESSEE shall bear, pay and discharge all charges for water, and electricity used by the LESSEE during the entire period of the lease.
- (d) THAT the LESSEE shall be take all safety precautions recommended by relevant authorities in handling of equipment, fluids and the like and additionally on storing or bringing to the demised premises any article of a specially combustible, inflammable or dangerous nature and to comply with all recommendations of fire authorities as to take fire precautions relating to the demised premises;.
- (e) THAT the LESSEE shall not assign or sublet the whole or any part of the said premises without prior written consent of the LESSORS;
- (f) THAT the LESSEE shall ensure settling of all the outstanding bills for water and electricity prior to vacating the premises;
- (g) THAT the LESSEE shall on termination of this agreement or soon thereafter, deliver vacant possession of the demised premises in such good tenantable order or repair [wear and tear expected]

4. THE LESSORS HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:-

- (a) THAT the LESSOR shall ensure that while the lease is in force, not to dispose of any or part of the demised premise without prior consultation with the LESSEE.
- (b) THAT the LESSORS shall ensure that while the LESSEE is paying rent and in the manner hereby reserved and obeying and performing the several covenants and stipulations made



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*[Handwritten signature]*

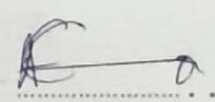
herein on his part, shall PEACEBLY HOLD AND ENJOY the demised premises during the said term without any interruptions by the LESSORS;

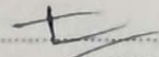
5. THE LESSORS AND LESSEE HEREBY AGREE AS FOLLOWS:

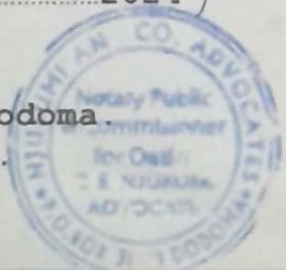
- (a) THAT the intention to renew, terminate or extend the lease shall be determined by either party giving a one month notice in writing before expiry of the lease agreement and such notice shall be binding.
- (b) THAT any notice under this lease shall be in writing and shall be sufficiently served if addressed to the LESSOR or the LESSEE and delivered by dispatch to the respective premises or sent by registered post.
- (c) THAT this agreement has been entered into on good understanding between the parties and any dispute arising out of it shall be settled amicably by an arbitrator agreeable by both of them. If settlement is not reached, than recourse shall be to a court of law in Tanzania having jurisdiction on such matter.
- (d) THAT the LESSOR acknowledges at the day of signing this lease agreement to have received Tshs sixty million TZS. (60,000,000/=.) only as rent for the thirty (30) months.

IN WITNESS WHEREOF the parties hereto named execute these presents on the day and year and the manner hereinafter appearing.

SIGNED and DELIVERED at Dodoma  
by the said AGNESS EDWIN MAMUYA  
who is known to me personally/  
Identified to me by AGNESS MAMUYA  
the latter being personally known  
to me the latter known to me  
Personally this 5 day of 2 2024

  
.....  
LESSOR

Signature:   
Postal Address: 3010, Dodoma.  
Qualification: ADVOCATE.



herein on his part, shall PEACEBLY HOLD AND ENJOY the demised premises during the said term without any interruptions by the LESSORS;

5. THE LESSORS AND LESSEE HEREBY AGREE AS FOLLOWS:

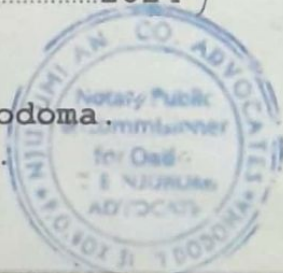
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who is known to me personally/  
Identified to me by ASNES MAMUYA  
the latter being personally known  
to me the latter known to me  
Personally this 5 day of 2 2024

LESSOR

Signature: [Signature]  
Postal Address: 3010, Dodoma.  
Qualification: ADVOCATE.



SEALED with the COMMON SEAL of  
The said ZAWADIBU VINTAGE COMPANY  
LIMITED

SEAL

and DELIVERED this 05 day of 02 2024

Name: NOVATUS JOHN MKREBO

Signature: 

Position in the Company: DIRECTOR



Signature: 

Postal Address: 3010, Dodoma

Qualification: ADVOCATE

