

CMG PUBLIC WELFARE TRUST

P. O. Box 1995, Nyakato Industrial Area, Mwanza, Tanzania.
Phone: +255 784 530000, +255 784 800660 : +255 688 358165



LEASE AGREEMENT

1. **THIS AGREEMENT** is made this 1st day of **January, year 2020** between **CMG PUBLIC WELFARE TRUST** of P.O. Box 199 MWANZA hereinafter referred to as the "Lessor" and **CMG PYRAMID INDUSTRIES LTD** of P.O.BOX: 235 MWANZA, herein after referred to as the "Lessee".
2. **WHEREAS** the Lessor is the owner of the property on **PLOT NO.170 BLOCK, "EE" situated at NYAKATO INDUSTRIAL AREA- ILEMELA MUNICIPAL, MWANZA REGION**, and is desirous of leasing property (hereinafter referred to as the "Demised Premises") to the lessee for a consideration of **TSHS 500,000 (TSHS FIVE HUNDRED THOUSAND ONLY)** per month.
3. **WHEREAS** the lessee is desirous of taking in lease, the above-mentioned Demised premises for the same consideration and upon the condition and the terms hereinafter appearing.
4. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS
 - 4.1 The lease shall be for a period of **ten (10) year** commencing in **1 January 2020** to **31 December 2030** with the option for renewal following three months prior to the expiry date.
 - 4.2 The monthly rent shall be **TSH. 500,000 (SHILLING FIVE HUNDRED THOUSAND ONLY)** payable twelve months in advance at the beginning of each contractual year and the receipt of the first such payment shall be signified by signing of the agreement.
5. THE LESSEE HERBY COVENANTS WITH THE LESSOR AS FOLLOWS
 - 5.1 Not to assign, sublet of part with the possession of premises or any part thereof without the written consent of the lessor.
 - 5.2 Not to prevent the lessor and/ or his agent with or without workman at reasonable time of the day after reasonable notice to the lessee in the respect to enter upon the

CMG Public Welfare Trust
CMG Construction Co. Ltd
CMG Motels Ltd
CMG Pyramid Industries Ltd

CMG Group of Companies

Nyanza Bottling Co. Ltd
Mara Coffee Ltd
New Mwanza Hotel
CJ Elevators (T) Ltd.

CMG Investments Ltd
S & C Ginning Co. Ltd
GPH Industries Ltd

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premises to examine and / or execute major repairs to the said premises under the lessor's covenants in that behalf

5.3 To use the land for DEVELOPMENT OF FACILITIES AND CONDUCTING ACTIVITIES RELATED TO MANUFACTURING OF NON WOVEN FABRICS AND NON WOVEN BAGS and any other lawful business purposes.

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6.1 To keep the premises and fixtures in good state of repair

6.2 Not to make any alterations or additions to the premises without the written consent of the lessor

6.3 Unless the lease is renewed, within three months prior to the expiry of the contractual period to surrender vacant possession of the premises to the lessor

6.4 Either party may terminate the lease by giving the other party three months' notice in writing of the desire to do so; any time from 12 months after the lease has become effective or FIRST DAY OF FEBRUARY 2020.

6. DISPUTE RESOLUTION

All the disputes arising out of the terms of this agreement shall be settled through negotiations or arbitration.

IN WITNESS WHEREOF, the parties hereto have set their respective hands on the day and the year in the manner herein below appearing:

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CMG Motels Ltd
CMG Pyramid Industries Ltd

CMG Group of Companies

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SEALED at Mwanza with the company stamp
of the said **CMG PUBLIC WELFARE TRUST**

In our presence this 1st day of January 2020

NAME: **CHRISTOPHER MWITA GACHUMA**

A handwritten signature in blue ink, appearing to read 'm. gachuma'.

SIGNATURE.....

POSTAL ADDRESS: P.O.BOX 235, MWANZA

QUALIFICATIONS: **TRUSTEE**

NAME: **SATISH VENKAPPA POOJARY**

A handwritten signature in blue ink, appearing to read 'S. Poojary'.

SIGNATURE.....

POSTAL ADDRESS: P.O.BOX 235, MWANZA

QUALIFICATIONS: **GENERAL MANAGER**

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CMG Motels Ltd
CMG Pyramid Industries Ltd

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SEALED at Mwanza with the company stamp
of the said **CMG PYRAMID INDUSTRIES LTD**

In our presence this 1st day of January 2020

NAME: SATISH VENKAPPA POOJARY

SIGNATURE.....

POSTAL ADDRESS: P.O.BOX 235, MWANZA

QUALIFICATIONS: **DIRECTOR**

NAME: MAUNISH JANI

SIGNATURE.....

POSTAL ADDRESS: P.O.BOX 235, MWANZA

QUALIFICATIONS: **GENERAL MANAGER**

BEFORE ME :

NAME : GEORGE WARIKWA

SIGNATURE : 

QUALIFICATION: ADVOCATE

ADDRESS : P.O. BOX 2824 MWANZA



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