

# The Land Act (cap.334)

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## LEASE AGREEMENT

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BETWEEN

LESSOR: ALFRED JOHN NYANGE

AND

LESSEE: MAZ-LINK COMPANY LIMITED

**Prepared by:**

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# The Land Act (cap.334)

## LEASE AGREEMENT

### 1. ARTICLE 1

#### DEFINITIONS

“Agreement” means this Lease Agreement between the **Lessor** and the **Lessee**  
**Dated this 13<sup>TH</sup> day of FEBRUARY 2024.**

“Lease Period” means the period of lease which is **FIVE YEARS** from the date of signing of the lease;

“Parties” mean the signatories to this Agreement;

“Rent” means the ANNUAL rent paid on the premise annually compounded annually.

“Tzs” means the currency of the United Republic of Tanzania; and

1.1.1 References to the singular include when the context so admits, references to the plural and vice versa and references to Clauses and Annexes are references to Clauses of and Annexes to this Agreement.

1.1.2 Words importing the masculine gender shall include the feminine gender and vice-versa and words importing persons shall include companies.

1.1.3 If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or not enforceable in any respect, such Invalidity, illegality or non-enforceable provision shall be deemed never to have been contained herein.

## 1. ARTICLE 2

### THE LEASE

1.1.1 The **Lessor** hereby demises onto the **Lease Premises** for a period of **FIVE YEARS** payable for **one year** commencing from **13<sup>TH</sup>** day of **FEBRUARY 2024** to **12<sup>th</sup>** day of **FEBRUARY 2029**, upon expiry of the **Lease Period** hereby created, the **Lessee** shall have the option to renew the same for a further period on the terms and conditions to be agreed upon by both parties.

## 2. ARTICLE 3

### RENT PAYABLE

2.1.1 In consideration of the Lease stated hereinabove, the Lessee shall pay **monthly Rent of (Tzs. 5,000,000/= ) Five million Tanzanian shillings only** compounded to **(60,000,000 ) Sixty million Tanzania shillings**

2.1.2 If tenant or landlord wish to terminate this contract all notices should be given to either parties three month before the end of the leasing period

## 3. ARTICLE 4

### THE LESSEE'S CONVENANTS

4. The Lessee hereby covenants to the **Lessor as follows**

4.1.1 The **Premises** upon this agreement shall be located at

**Region Dar es Salaam, District Kinondoni, Ward Mwananyamala, Street Komakoma, Road Mwananyamala, Plot number 445, Block number M, House number 44.**

4.1.2 to pay during the said term the Rent fore stated punctually without any deduction except in respect of withholding tax and manner aforesaid;

4.1.3 at all times to keep the said premises and it environment clean and preserved moreover electrical appliances, fittings, paint work, and all other conveniences belonging thereto in good working order, repair condition throughout the lease period reasonable wear and tear allowed;

4.1.4 to keep the said **Lease Premises** in good tenantable repair and comply to the Municipal and health Regulations relating to the Lease premises;


4.1.5 leased premises are for residential and commercial purposes only and any agreed legal purpose as FEBRUARY be agreed later

4.1.6 no structural changes should be made without written or oral permission from the owner

**Lessor,**

**SIGNED** and **DELIVERED** in the presence of us, this 13<sup>TH</sup> day of FEBRUARY 2024.

Name: ALFRED JOHN NYANGE

Signature: 

Address: P.O BOX 16343 Dar es Salaam

**Lessee,**

**SIGNED** and **DELIVERED** in the presence of us, this 13<sup>TH</sup> day of FEBRUARY 2024.

Name: **MAZ-LINK TANZANIA LIMITED**

Signature: 

Address: P.O BOX 5055 DAR ES SALAAM

**In the Presence of,**

Name: VICTOR MUKAMI

Signature: 

Address: 6496 D/SALAAM

Qualification ADVOCATE



WH - 240000  
SD - 24000  
Total - 264000  
~~Bank~~

700280824

700280841

**For official use only**

STAMP DUTY

Shs: 24000/= Collected

Receipt No: 9641007123 Date: 21/02/2024

  
Regional Manager - Kinondoni Tax Region