

MADE THIS 1st DAY OF JANUARY, 2024

LEASE AGREEMENT

Unsurveyed Plot measuring 6 acres situated at Kigamboni , Kisarawe 2, in kigamboni district, Dar es salaam for the purpose of setting up factories and building industries.

BY AND BETWEEN

**HAKAM INVESTMENT LIMITED
P.O. BOX 60186 DAR ES SALAAM**

AND

**HUSSEIN MABRUU MEENA
P.O BOX 60186
DAR ES SALAAM**

LEASE AGREEMENT

THIS AGREEMENT is made this 1ST day of January, 2024.

BETWEEN

NAME OF LESSOR:

HUSSEIN MABRUU MEENA of P.O. 60186 Box Dar es salaam (hereinafter called "the LESSOR") which expression includes heirs, assignees and successors in title of the one part.

AND

NAME OF LESSEE:

HAKAM INVESTMENT LIMITED of P.O. BOX 60186 DAR ES SALAAM, (hereinafter called "the LESSEE") which expression includes his heirs, assignees and successors in title of the other part.

PROPERTY & LOCATION:

Unsurveyed Plot measuring 6 acres situated at Kigamboni , Kisarawe 2, in kigamboni district, Dar es salaam

CONSIDERATION:

As shall be provided for in the terms of this lease agreement below.

PREAMBLE

WHEREAS the LESSOR, is the rightful owner of Unsurveyed Plot measuring 6 acres situated at Kigamboni , Kisarawe 2, in kigamboni district, Dar es salaam


AND WHEREAS the **LESSOR** is desirous, and of free will to lease the area to the **LESSEE** for the purpose of building factories and the **LESSEE** is desirous of leasing the same free from any encumbrances whatsoever for the consideration and subject to terms and conditions hereinafter contained.


NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That the **LESSOR** hereby lets to the **LESSEE** to use and hold the said premises for Ten years (10) years and thus this is a ten-year lease agreement. That after the period of ten (10) years, the **LESSOR** has an option of renewing the contract .
2. That this agreement shall come into effect on the 1st day of January, 2024.
3. That the RENT shall be a sum of Tanzania Shillings two hundred thousand (200,000/=) payable monthly.
4. That the **LESSEE** will not be responsible for any liability arising from the using of the rented premises.
5. The **LESSEE** not to assign, sublease, underlet or part with the ownership of the rented premises without the written consent of the **LESSOR**.
6. The tenant observing all the conditions contained in this lease shall peacefully hold and enjoy the rented premises during the lease term without any interruption by the **LESSEE** or any person rightly claiming under or in trust for it.

7. That, electricity bill in respect of the demised property shall be paid by the **LESSEE**.
8. That, water bill and other service charges shall be paid by the **LESSEE**.
9. The **LESSOR** shall have the option of renewing this lease by **LESSEE** consent for such further period as may be agreed between the parties provided the **LESSEE** gives to the **LESSOR** one month (1) notice in writing prior to the determination of the lease.

IN WITNESS WHEREOF the parties have dully executed these presents in the manner and on the day of the year herein after appearing hereunder.

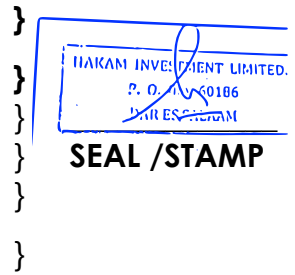
SIGNED and DELIVERED by)
 The said **HUSSEIN MABRUU MEENA**) 
 who is identified to me by) **LESSOR**
 the latter being)
 Personally known to me)
 this 1st day of January, 2024)

BEFORE ME
 NAME: NOLASCO NOLASKUS MPOTA
 SIGNATURE: 
 POSTAL ADDRESS: P.O BOX 106223, DAR ES SALAAM
 QUALIFICATION: ADVOCATE



SEALED/STAMPED with the COMMON SEAL
 The said **HAKAM INVESTMENT LIMITED**
 who is identified to me by

 the latter being personally known
 To me this 1st day of January, 2024



NAME: MOZA MARSHED HAMISI

SIGNATURE.....

POSTAL ADDRESS: P.O BOX 60186, D'SALAAM

QUALIFICATION: DIRECTOR

NAME: UMMUSALAMA HASHIM MEENA

SIGNATURE.....

POSTAL ADDRESS...: P.O BOX 60186, D'SALAAM

QUALIFICATION: DIRECTOR

BEFORE ME;

NAME:NOLASCO NOLASKUS MPOTA

SIGNATURE:

POSTAL ADDRESS: P.O BOX 106223, D' SALAAM

QUALIFICATION: ADVOCATE

