

**DATED THIS 01<sup>ST</sup> DAY OF MARCH 2024**

**TO**

**28<sup>th</sup> FEBRUARY-2034**

**LEASE AGREEMENT**

**BETWEEN**

**SUMRY'S ENTERPRISES LIMITED**

**AND**

**DODOMA COMFORT LIMITED**

## LEASE AGREEMENT

**LESSOR SUMRY'S ENTERPRISES LIMITED**, a natural person whose address is P.O.Box 170 Sumbawanga District Rukwa Region and with cellular phone no. 0773482479.

**LESSEE DODOMA COMFORT LTD**, an artificial person registered under companies laws of Tanzania on which in this contract its address is P.O. Box 42242 Dar es Salaam.

**PROPERTY** The property is located at Plot number 15-16 Block Number E , Opposite Admire oil Petrol Station ,Vikindu ,Mkuranga ,Dar es Salaam ,Tanzania

**PERIOD** The lessor hereby demises unto the lesse the above mentioned property for a period of Ten Year (10) from **01<sup>st</sup> March 2024 up to 28<sup>th</sup> Febuary 2034.**

**RENT** The rent Monthly rate agreed on it Tsh. 1,000,000/= which shall be paid monthly.

**MODE OF PAYMENT** All transactions including payment of rent should be done through bank account which will be provided by the lessor.

### THE LESSEE HEREBY COVENANTS WITH THE LANDLORD as follows:

- a) To pay the rent as agreed upon when it is due for payment without any deductions whatsoever..
- b) To bear, pay and discharge all telephone, data charges and gas (if any) in the demised premises during the lease term.
- c) To keep the demised premises and surrounding area clean and in a tenantable condition throughout the Lease term.
- d) To maintain the premises and keep it in a good condition and repair any item which might be defective or damaged during the lease term (save for reasonable wear and tear and damage caused by factors beyond the control of the Lessee).
- e) Upon a written consent by the Lessor the Lessee may carry out at its own cost Any renovation and improvements at the demised premises to suit its desire And prior to so doing and in line with the application for consent the Lessee shall submit to the Lessor drawings prepared by a qualified architect for approval and consent.
- f) To permit the Lessor or his agents at all reasonable times during daytime, by prior appointment, to enter upon the demised premises for purposes of viewing and inspecting the state of the premises.
- g) Not to assign, sublet or part with the possession of the demised premises or any part therefore without first obtaining a written consent of the Lessor.
- h) The Lessee is duty bound to give notice to the Lessor on any occurrence in the Lessor.

**LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:-**

- a) The Lessee observing all the covenants and conditions contained in this Lease Agreement, shall peacefully and quietly hold and enjoy the demised premises during the lease term without any interruption by the Lessor or any person rightly claiming through or in trust for him.
- b) To paint all internal and external walls of the demised premises before the beginning of this Lease Agreement.
- c) To bear, pay and discharge all the existing rates, taxes, assessments and other outgoings in respect of the demised premises except water, electricity and telephone (if any) which are to be paid by the lessee during the lease term.
- d) To carry out major repairs to the demised premises at his own cost as and when need will arise.
- e) To enter into the demised premises during daytime upon prior notice to the Lessee for purposes of carrying out inspection of the premises.

**IN WITNESS WHEREOF** the parties hereon have duly executed this agreement on the date and manner hereinafter appearing:

**SIGNED and DELIVERED** by  
**MR. HAMOUD ABDALLAH SUMRY** who is  
known to me personally/identified  
to me by .....  
the latter being known to me personal in my  
presence this 01<sup>st</sup> day of March, 2024.



LESSOR

**IN WITNESS OF**

Name: Abrahams Ted Mwakifuna

Signature: [Handwritten Signature]

Postal Address: Po Box 68326  
Dsm

Qualification: Advocate



SEALED with the COMMON SEAL of  
DODOMA COMFORT LIMITED  
and DELIVERED in our presence  
This 01<sup>st</sup> Day of March, 2024

*Rumin B. Shah*

LESSEE

Name: RUMIN BHARATKUMAR SHAH

Postal Address: P.O.BOX 42242  
DAR ES SALAAM

Position: DIRECTOR



IN WITNESS OF

Name: *Abrahams Ted Mwakifuna*

Signature: *[Handwritten Signature]*

Postal Address: *P.O. Box 68326*  
*Dsm*

Position: *Advocate*

