

LEASE AGREEMENT

BETWEEN

AGNESS NICHOLAUS LOBULU

AND

SEVDA COMPANY LIMITED

THIS LEASE AGREEMENT is made this **12th day of July 2024**

BETWEEN

AGNESS NICHOLAUS LOBULU of P. O Box 36619, Dar es Salaam, (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

SEVDA COMPANY LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 20386, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of land at Plot No. 16, Kigogo Kisarawe II, Kigamboni District in Dar es Salaam Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall

- a) That this lease agreement will be for a term of twenty Five (25) years, starting from 1st August 2024 and as witnessed in the Lease Agreement between **AGNESS NICHOLAUS LOBULU** and **SEVDA COMPANY LIMITED**
- b) which will be reviewed after every five years periods.

c) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 1,200,000 only , payable in advance for a period of every twenty four months with effect from 12th July, 2024

2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.

3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

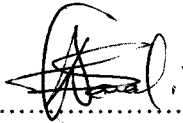
SIGNED AND DELIVERED at Dar es Salaam by the said

.....who is identified to me by

SALAH AHMADALI The latter

Being known to me personally in my presence

This 12th day of July, 2024



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LANDLORD

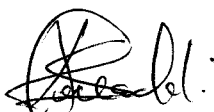
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This 12th day of July, 2024



.....

TENANT

