

**LEASE AGREEMENT**

**BETWEEN**

**JOHN AGUSTINO MGESI**

**(LESSOR)**

**AND**

**CANLAR LIMITED**

**(LESSEE)**

**THIS LEASE AGREEMENT** is made this 08<sup>th</sup> September, 2023

**BETWEEN**

**JOHN AGUSTINO MGESI** Postal Address Number 77800, Dar es salaam, Tanzania (hereinafter referred to as the 'Vendor', which expression where the context so admits includes the person deriving title under the Lessor, its successor in title and permitted assigns) on one part;

**AND**

**CANLAR LIMITED** of Dar es- salaam, Tanzania (hereinafter called the "Lessee" which expression shall, where the context so requires, include the successors and representatives of the lessee) in second part; both the lessor and the lessee to be jointly referred to as "Parties"

- A. WHEREAS**, the **Lessor** is the lawful owner of said **Plot No. 87A & Plot No. 87 B. Street: Msasani, District: Kinondoni Region: Dar es Salaam** **WHEREAS**, the **Lessor** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

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

**IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -**

1. The Lessor shall
  - a) That this lease agreement will be for a term of ten (5) years, stating from 08<sup>th</sup> September, 2023 and as witnessed in the Lease Agreement between **JOHN AGUSTINO MGESI** and **CANLAR LIMITED** which will be reviewed after every five years periods.
  - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of **UNITED STATE DOLLARS TWO HUNDRED SIXTY-ONE THOUSAND, SEVEN HUNDRED AND TWO-FOUR [USD261,724/=]**only, payable in advance for a period of every twenty-four months with effect from 08<sup>th</sup> September, 2023
2. The lessor undertakes that, the lessee shall enjoy the facilities of the leased premises without any interference from the lessor, 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 plot will be used as a Furnished Offices & Apartments intended for the project.
5. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
6. 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

**JOHN AGUSTINO MGESI**


This 08<sup>th</sup> September, 2023

  
.....  
**LESSOR**

**SIGNED AND DELIVERED** at Dar es Salaam by the said

**CANLAR LIMITED**

This 08<sup>th</sup> September, 2023

  
.....  
**LESSEE**