

THE LAND REGISTRATION ACT
(CAP .334)

SHORT TERM LEASE AGREEMENT

TITLE NO. 190219
PLOT NO. 37
AMANI NGOMVU,
KIGAMBONI AREA IN D'SALAAM CITY

THIS LEASE AGREEMENT is made this 04TH days of **JULY, 2024**

BETWEEN

MOHAMED HAMIS SAID of P. O. Box, **DAR ES SALAAM**(herein after referred to as the "**Lessor**" which expression where the contents so admits, shall include its assigns and successors in subtitle) of the one part,

AND

LANTERN LLC LIMITED of P. O. Box , **DAR ES SALAAM** (herein after referred to as the "**Lessee**" which expression where the contents so admits, shall include its assigns and successors in subtitle) of the other part.

WHERE BY IT IS AGREED by and between the parties hereto as follows:

1. **IN CONSIDERATION** of a sum of Tanzania Shilling Five Hundred Thousand Only **(TZS 500,000.00)** as a rent, the Lessor and the Lessee covenants hereinafter reserved and contained the Lessor **HEREBY DEMISED UNTO** the Lessee the Property Marked as **OFFICE** situated on **PART OF Plot No.37 Amani Gomvu area, Kigamboni Municipal in Dar es salaam City** comprised in the Certificate of Title No. 190219 (here in after referred to as "**DEMISED PREMISES**") to hold the same for term equal to residue for commencing on the **04TH** day of **JULY, 2024 up to 24th June 2034**.

2. **MODE OF PAYMENT:**

The Tenant agrees to pay the rent in advance for **six years** at time of Signing this agreement, **500,000 TZS** .

3. The Lessee **HEREBY COVENANTS** with Lessor to the intent that the obligations shall continue throughout the said term as follows:

- 2.1. To pay the above mentioned consideration as a rent (date of signing) this agreement.



- 2.2. To pay and discharge sewerage charges attributable to and charges of electricity and water consumed or used in the demised premises.
- 2.3. At all times, to keep the interior of the demised premises and appurtenances thereof, including the doors, windows and other glass fixtures, fittings, fastenings, electric wires and fitting waste water drains and other pipes and sanitary water apparatuses therein and the painting and decoration thereof in good and tenantable repair and condition throughout the said term (fair wear and tear are expected).
- 2.4. To keep the garden and the ground of the premises in good order and condition.
- 2.5. To erect or install such alterations or improvements in or in addition to the demised premises as may be necessary or convenient for the Tenants and such improvement shall form part of the demised premises.
- 2.6. To permit the Landlord and or his agents, surveyors, authorized by the Landlord at all reasonable times of the day upon not less than 24 hours previous written notice (or immediately in case of need) to enter upon the demised premises to view the state and condition of the demised premises and may execute any repairs necessary under the covenant in that behalf hereinafter contained.
- 2.7. Not to do, or suffer on the demised premises or any part thereof, any act, matter or thing whatsoever which may be or tend to the annoyance, nuisance damage or disturbance of the Landlord or occupiers of any adjoining or neighbouring property.
- 2.8. No to use, or suffer the demised premises for any illegal or immoral purpose.
- 2.9. Forth with to insure and keep insured against loss or damage by accident, fire, burglary, lightning, explosion, storm, tempest, windstorm, aircraft, earthquake, malicious damage, water damage, and all similar perils in the demised premises to the full value thereof.
- 2.10. To yield up the demised premises with the fixtures and fittings and additions thereto as the expiration or sooner on determination of the said term in good and substance repair and condition in accordance with the several covenants herein contained.



3. TERMINATION:

Either the Landlord or the Tenant may terminate this Agreement without cause by **giving a thirty (30) days written notice** to the other party. Upon the expiration or earlier termination of this Agreement, the Tenant shall return the leased building to the Landlord in good repair condition and working order.

4. The Tenant **HEREBY COVENANTS** with the landlord as follows:

4.1. To maintain, repair, amend, renew Cleanse, repaint and redecorate, otherwise keep in good and tenatable condition the structure of the building and in particular the roofs, foundations, and walls thereof, but excluding nevertheless, therefrom.

4.1.1. all walls that are situate wholly within the demised premises.

3.1.2 the interval faces or boundary walls that enclose the demised premises.

PROVIDED that the Tenant shall not be liable to the Landlord for any defect or want of repair hereinbefore mentioned unless the Tenant has had notice thereof, or in respect of any obligations hereunder that is to be constructed as falling within the ambit of any of the Tenant covenants hereinbefore contained.

4.2. That the Tenant paying the rents hereby reserved and observing and performing the several covenants and stipulations herein on the part of the Tenant. The tenant shall peaceably hold and enjoy the demised premised premises throughout the said term without any interruption by the Landlord or any person rightfully claiming under or in trust for the Landlord.

4.3. **ASSIGNMENT AND SUBLETTING:**

The Tenant **shall not assign this lease or sublet the leased building** without the prior written consent of the Landlord, which consent shall not be arbitrarily or unreasonably withheld. Any such attempt to sublet or assignment by Tenant shall be a **breach of this Agreement and cause for immediate termination**

NOTICE

Any notice or other communication to be given under this Agreement shall be in writing and shall be sent to the parties by physical hand



SIGNED and DELIVERED by the said)
MOHAMED HAMIS SAID who)
is known to me personally/identified)
to me by.....)
the later being known to me personally)
in my presence this *05* day of *July*)
2024.)

)
.....
LESSOR

Name:)
Signature:)
Postal Address:)
.....)
Qualification:)



SIGNED and DELIVERED by the said)
LANTERN LLC LIMITED who)
is known to me personally/identified)
to me by.....)
the later being known to me personally,)
in my presence this *05* day of *July*)
2024.)

)
.....
LESSEE

Name:)
Signature:)
Postal Address:)
.....)
Qualification:)

