

LEASE AGREEMENT

BETWEEN

BASHIR SALEH LUSENDELA

AND

ALSAD INTERNATIONAL LIMITED

THIS LEASE AGREEMENT is made this 16th day of June, 2024

BETWEEN

BASHIR SALEH LUSENDELA of P. O Box 3012 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

ALSAD INTERNATIONAL LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 79497, 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 Plot No. 18 & 20, Block B, Kigogo Kisarawe II, Kigamboni District, 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 five (5) years, starting from 1st July 2024 and as witnessed in the Lease Agreement between **BASHIR SALEH LUSENDELA** and

ALSAD INTERNATIONAL LIMITED which will be reviewed after every five years periods.

b) **YIELDING AND PAYING** therefore and throughout the said term of 60 months at a rent of Tshs 1,000,000 only , payable in advance for a period of every twelve four months with effect from 01st June 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 Third year 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

..... The latter

Being known to me personally in my presence

This 20th day of June, 2024

LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

ALSAD INTERNATIONAL LIMITED

which represented to me by

WALIED A. M. MOHAMED The latter

Being known to the personally in my presence

This 20th day of June, 2024

TENANT



BEFORE ME

A handwritten signature in blue ink, appearing to be 'Mussa Kiobya'.



NOTARY PUBLIC

ADVOCATE