

LEASE AGREEMENT

BETWEEN

NICOLAUS MTEI

AND

**TANZANIA SUNBELT ELECTRICAL AND ELECTRONIC
INDUSTRIES LIMITED**

THIS LEASE AGREEMENT is made this 19th day of April 2024

BETWEEN

NICOLAUS MTEI of P. O Box 686 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

TANZANIA SUNBELT ELECTRICAL AND ELECTRONIC INDUSTRIES LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 11088, 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 NOO.14567 KIGOGO KISARAWA II-TEMEKE -KIGAMBONI**

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 May 2024 and as witnessed in the Lease Agreement between **NICOLAUS MTEI** and **TANZANIA**

SUNBELT ELECTRICAL AND ELECTRONIC INDUSTRIES LIMITED VALLEY INVESTMENT CO. 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 Tshs 48,000,000/= only, payable in advance for a period of every twenty four months with effect from 19th April 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

NICOLAUS MTEI who is identified to me by

JULIUS JOHN The latter

Being known to me personally in my presence

This 19th day of April 2024



LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

TANZANIA SUNBELT ELECTRONICS who is identified to me by

..... The latter

Being known to the personally in my presence

This 19th day of April 2024



TENANT

BEFORE ME:

