

LEASE AGREEMENT

This **AGREEMENT** is made on this 1st day of January, 2024

BETWEEN

CHARLES JOHNSON MASAWA of P.O. Box 20786, DAR ES SALAAM (hereinafter called "**THE LANDLORD**") on the one part;

AND

BLUE BIRD LOGISTICS of P.O. Box 25582, DAR ES SALAAM (hereinafter called "**THE TENANT**") of the other part;

WHEREAS IT IS MUTUALLY AGREED as follows:

The **LANDLORD** lets and the **TENANT** takes all that premises situated on **Plot No.370, Block B KURASINI MIVINJENI in TEMEKE MUNICIPAL COUNCIL, DAR ES SALAAM** and in consideration the latter agrees to pay rent of **Tsh 3,500,000/=** per month. This lease agreement is entered for five years period subject to a rent review after two years from the date in which the agreement is signed by parties.

A: THE LANDLORD CONVENANTS WITH THE TENANT:

1. To allow the Tenant quiet enjoyment of the premises during the tenancy period.
2. To pay all rates, taxes and assessments other than electricity and water.
3. To ensure that the premises is fully serviced with amenities such as water and electricity.
4. To ensure that the water sewerage is drained as and when appropriate.

B: THE TENANT CONVENANTS WITH THE LAND LORD:

1. To pay the reserved rent in advance in the manner aforesaid.
2. To keep the premises including fittings therein in a state of good repair (fair wear and tear expected)
3. To pay all charges for electricity, water and telephone services supplied to the premises during the tenancy period.

4. To permit the **LANDLORD**, or her/his agents at all reasonable times of the day to view the state and condition of the premises.
5. Not to assign, sublet or part with the effective possession of the demised premises or any part thereof without the **Landlord's** written consent.
6. Not use the demised premises or to allow the same to be used for any purpose other than commercial purposes.
7. To handover to the **LANDLORD** the demised premises upon the expiration of the term hereby created in good and tenantable repair.
8. To exercise the right of renewal of the Lease Agreement according to the conditions providing, and provided there is mutual agreement between the parties at the expiration of this Lease Agreement.

C: PROVIDED IT IS FURTHER AGREED BETWEEN BOTH PARTIES:

1. Not to raise or review rent within the tenancy period of 24 months from the date hereof.
2. The **LANDLORD** shall give three months' notice before the expiry of the paid up period of the lease if the **LANDLORD** wishes to repossess the premises or increase the rent, or offer the demised premises to another Tenant.
3. The Tenant shall give three months' notice before the expiry of the tenancy period if the Tenant wishes to take another lease or otherwise extend the lease.
4. The Tenant shall give six months' notice in case of revocation of the tenancy which revocation shall be irreversible.
5. The tenancy agreement shall be on annual basis but the Tenant shall have an option to renew subject to the mutual agreement on terms by both parties.
6. The Tenant shall at the end of the tenancy period give vacant possession of the premises in good state of repair, unless the same have or are let to the Tenant under another lease.

IN WITNESS OF WHICH the parties have signed this agreement the day and year first above written.

Ubaide


01/01/2024

Signed by the Landlord's Representative (Director)

In the presence (witness):

Name: UBAIDI G. HAMIDU

Designation: ADVOCATE

Signature: 

Date: 1.01.2024

Address: Box 72382, DSM



Ubaide

01.01.2024

Signed by the Tenant's Representative (Director)

In the presence (witness):

Name: UBAIDI G. HAMIDU

Designation: ADVOCATE

Signature: 

Date: 1.01.2024

Address: Box 72382, DSM

