

184 - 916 - 061
LEASE OF A FURNISHED APARTMENT/OFFICE

AN AGREEMENT made on the **26th** day of **March 2025** BETWEEN **ABLA ESTATE DEVELOPERS AND AGENCY CO. LTD**, of P.O. Box **3810**, Dar es Salaam, TIN:102-620-178 Tanzania (hereinafter referred to as "the Lessor"), of the one part, and **ZHUJIU CONSTRUCTION ENGINEERING COMPANY LIMITED, DAR ES SALAAM** Tanzania with TIN 184-916-061 of (hereinafter referred to as the "Lessee") of the other part.

WHEREAS the lessor is an agent given fully authority by the owner of a residential house known as **Studio Apartment at Plot No. 481, Garden Road, Mikocheni**, Dar es Salaam.

AND WHEREAS the lessee is desirous of leasing the said furnished house and benefits from the services to be provided by the Lessor in the said house subject to the terms and conditions herein contained.

NOW THEREFORE THIS AGREEMENT WITNESSETH As follows:-

1. The Lessor hereby demises to the Lessee for residential use and no other purpose all that furnished house situated and known as **one unit House** on Plot No. 481, at Mikocheni, Dar es Salaam to the Lessee from the 26th day of March 2025 for the term of 5 Year paying thereof for the monthly rent **TZS 1,000,000** to be paid in lump sum of 3 months in advance which is TZS 3,000,000/-
2. That the service to be provided by the Lessor is in respect of constant water supply, gardener, Security, electricity for fence and public places, air condition service and maintenance, repair of furniture and all household items, sewerage service, installation of free television channels and garbage collection.

3. That the Lessor shall provide a standby generator in case of a power blackout that will occur for more than three hours a week. The Lessor shall also be responsible for fueling the generator and he will invoice the Lessee on the amount spent in purchasing the fuel Plus 20% of services for the generator. The Lessee shall pay the Lessor the full purchase price of the fuel purchased within one week from receipt of the invoice from the Lessor.

4. The Lessee hereby agrees with the Lessor as follows:

- (i) That he will replace and make good all breakages, deficiencies and damage to the furniture, fittings and effects in the dwelling house and premises which may happen during the period of his tenancy except by reasonable use and wear (and damage by accidental fire).
- (ii) That at the expiration of the said tenancy he will deliver up to the Lessor possession of the demised premises with the whole of the said furniture and effects according to the said inventory in as sound, perfect and clear condition as they now are in (or, as they were at the commencement of the tenancy) except as aforesaid.
- (iii) That the lessee shall not let out, lend or otherwise part with the possession of the said apartment or remove from the demised premises any article of the said furniture, fittings or effects to any person or persons whatsoever without previous consent in writing of the Lessor nor shall allow the same to be attached by legal authority or under color of a legal authority.

- (iv) That the Lessee shall use the demised premises for residential/ office purposes only.
- (v) That the Lessee shall keep the demised premises including all floors, walls, ceilings, windows, locks and all fittings and fixtures therein or thereon well and sufficiently cleaned and in good and tenatable repair and condition, reasonable wear and tear excepted.
- (vi) That the Lessee shall allow the Lessor or his agent(s) upon prior notice to enter and inspect the premises and carry out the necessary repairs at any reasonable time at the premises.
- (vii) That the Lessee shall sign the maintenance request form/job card whenever required.

5. The Lessor hereby agrees with the Lessee as follows:

- (i) That he will replace such of the article stated in the said inventory as may become useless by reasonable use and wear (or as may be damaged by accidental fire) during the term of the tenancy.
- (ii) The lease period may be determined by either party giving the other prior notice in writing three month before the expiry of the lease period. Under no circumstance, during the lease period, can the LESSOR terminate the contract on shorter than three months' notice without basic reason and in the event the LESSOR has terminated the lease premature, the LESSOR shall refund to the LESSEE the rent received for the unexpired period of the lease.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner hereinafter appearing.

SIGNED and DELIVERED by the said
MR. RIZWAN for and on behalf of
ABLA ESTATE DEVELOPERS & AGENCY CO. LTD
and delivered in my presence
This 26th day of March, 2025

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}
}.....
}



NAME
SIGNATURE
POSTAL ADDRESS
QUALIFICATION

..... Romana Gervas
..... Rizwi
..... 1015, Dar es Salaam
A NOTARY PUBLIC and commissioner for oaths



SIGNED and DELIVERED by the said
.....
for and on behalf of Zhujia Construction
Engineering Company Limited
and delivered in my presence this
26th day of March 2025.

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}
}.....
}



NAME
SIGNATURE
POSTAL ADDRESS
QUALIFICATION

..... Romana Gervas
..... Rizwi
..... 1015, Dar es Salaam
A NOTARY PUBLIC and commissioner for oaths



Drawn by:
Abla Estate Developers and Agency Co. Ltd,
P.O. Box 3810,
Dar es Salaam

STAMP DUTY
Shs. 150,000 Collected
90184122271340 Date: 20/03/2025
Receipt No.
Regional Manager - Kinondini Tax Region