

LEASE AGREEMENT

THIS AGREEMENT is made this 15th day of January 2024 **BETWEEN VISSION PROMOTERS** Of P. O. Box 75673 Dar es S(hereinafter called the "**LESSOR**") of the one part and **HATRAFORM ENTERPRISE &HOLDING OMPANY LTD**, a limited liability company of P. O. Box 75673 Dar es Salaam (hereinafter called the "**Lessee**") of the other part.

- A. The Lessor is the registered owner of **PLOT NO 76, MADALE-** Madale Area Dar es Salaam Kinondoni Municipality, comprising several commercial Yard.
- B. The Lessee is desirous to lease one of the buildings (hereinafter referred to as the "demised premises") from the Lessor and the Lessor is willing to lease the same to the Lessee for four years at a monthly rent of United States Dollars One Hundred and Fifty (US\$ 150.00) or its equivalent in Tanzania shillings on the following terms and conditions.

NOW THIS AGREEMENT witnessed as follows: -

- 1. The Lessor agrees to lease the demised premises to the Lessee for a term of **Ten** years commencing on 15th January 2024 with and exclusive Option of renewal to be exercised by the Lessee for and additional terms of Ten years upon expiry of the first term hereby created, at a governing rent, or as may be agreed.
- 2. The Lessee hereby covenants with the Lessor as follows: -
 - a) To pay the reserved rent as aforesaid without fail.
 - b) To pay for the necessary utilities, that is water, electricity, telephone, and sewage and sanitation bills as and when they fall due at a shared rate and/or alone as the case shall be.
 - c) To keep the demised premises in good repair and tenantable condition.
 - d) To use the demised premises for commercial business operations and not to carry out any offensive or illegal business.
 - e) Not to make any structural alterations on the said premises without obtaining the Lessor's consent.
 - f) On the expiration or determination of the term hereby granted and if there is no renewal, to deliver up the said premises to Lessor in such state of repair as provided.
- 3. The Lessor hereby covenants with the Lessee as follows: -
 - a) To pay all land rent, property tax and any fees due to the government or municipal authorities.
 - b) Always to ensure free access of premises to the Lessee, and the existing parking space.
- 4. The rent payable on the demised premises shall be reviews, if necessary, before renewal of the subsequent term
- 5. Except for the breach of the foregoing terms on the part of the Lessee, this lease agreement cannot be terminated at the instance of the Lessor provided further that the Lessee is unable to continue with its operations on the demised premises and desire to vacate.

6. Any notice to the Lessor shall be in writing and shall be served by registered post or physically served. Likewise, any notice to the Lessee shall be served by registered post at the Lessee's office, or physically served at that office and not otherwise.

In witness hereof the Lessor and Lessee have hereunto set their hands this 15th day of January 2024

SEALED/STAMPED with the
Common seal/official stamp of
VISSION PROMOTERS in our presence
This 15th Day of January 2024

HATRAFORM ENTERPRISE & HOLDING OMPANY LTD

**P. O. Box 75673
DAR ES SALAAM**

Sig. Aswifed

Signature: *[Handwritten Signature]*

Postal Address: *2860 D 8m*

Qualification: *[Handwritten Signature]*

Signature: *[Handwritten Signature]*

Postal Address: *[Handwritten Signature]*



Qualification: *[Handwritten Signature]*

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DRAWN BY:

SAG KIMBIS & CO.
ADVOCATES
P. O. BOX 78638
DAR ES SALAAM.