

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 17th day of March 2025
BETWEEN

ISAYA SAYAYI KITULA last and youngest son of the late **BISHOP. DR. PETER MABULA KITULA** and the executor of the deceased estates as per his last will and testimony (Hereinafter referred to as the "**Landlord**" which expression shall include, where the context admits, its assigns accredited representatives, successors in title and heirs) of P.O Box 10365, **Mwanza**, of the one part;

AND

YONG SHOU SHEN, (Hereinafter called "**the Tenant**" which expression shall include where the context admits its assign, accredited representatives and successors in title) of P.O.Box 7755, **Mwanza** of the other part;

WHEREAS: -

- (A) The Landlord is the lawful owner of the premises built and situated at **Plot No. 23, Block "G" Nyakato - Mwananchi, Mwanza City** (Hereinafter referred to as "**The Premises**" and is desirous of leasing the same to the Tenant.
- (B) The Tenant is ready and willing to occupy the demised premises on terms and conditions agreed/hereinbelow.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AS FOLLOWS.

1. The Landlord hereby lets to the tenant buildings of the said premises situated at **Plot No. 23, Block "G" Nyakato - Mwananchi Mwanza city** for residential and commercial purposes only for an



initial lease period of two years commencing from 17th March 2025 up to 16th March 2027 at monthly rental of TSH. 250,000/= payable in one lump sum for the whole period of two years on commencement of this lease agreement which shall be TSH. 6,000,000/=

2. Tenant hereby covenants with landlord as follows:

- (a) To pay the agreed rent amount in the manner aforesaid.
- (b) To pay monthly electricity and water bills in respect of the said demised premises during the said term.
- (c) To keep the interior and exterior of the buildings forming part of the said premises clean and in good tenable condition and repair including drains, gutters, external pipes, basin sinks, bath and sanitary.
- (d) Not to assign, underlet or part with the possession of the said premises or any part thereof without first obtaining the landlords consent.
- (e) To permit the Landlord or his agents at all reasonable times to enter and examine the condition of the demised premises.

3. The Landlord hereby covenants with the tenant as follows:-

- (a) To pay city levies and land rent taxes payable in respect of the sad premises including land rates and property taxes of the Plot and premises respectively.
- (b) To permit the Tenant paying the reserved rent and the performing and observing the covenants on his part shall peace fully and quietly possess and enjoy the premises during the said term without any interruption from the landlord.



(c) The Landlord shall not be liable for any injury to the Tenant guests, staff, servants or visitors caused by any defect in or by outside the premises.

4. Provided always it is hereby agreed and declared that:-

- (a) The lease may be terminated by either party by giving three (3) months notice in writing.
- (b) Any notice under the lease shall be in writing and any notice to the Tenant shall be sufficiently served.

5. This Agreement shall be guided by the Laws of the United Republic of Tanzania and in case of any dispute founding on any of the subject matter of this Agreement, the Parties hereto shall seek amicable settlement. Failure to agree amicably the matter would in the first instance be referred to an arbitrator who is acceptable to both parties, and only after this has also failed the dispute will be arbitrated in terms of the applicable Arbitration laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands on the day and year herein after written.

SIGNED at **Mwanza** by the said **ISAYA SAYAYI KITULA** who is known to me personally/
Identified to me by _____

_____ the latter being known to
me personally in my presence this 17th day
of November 2025



LANDLORD

Landlord's Witness: Esther Ndekwa Kitula

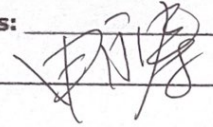
Signature: E. Kitula

Address: P.O. Box 10365 Mwanza


SIGNED at **Mwanza** by the said **YONA SHOU SHEN** who is known to me personally/
Identified to me by ISAPU CD-10-11
KITUA the latter being known to
me personally in my presence this 17th day
of MARCH 2025



TENANT

Tenant's Witness: _____
Signature:  _____
Address: _____

BEFORE ME:

Name: ANGELO JAMES NYORO
Signature:  _____
Postal Address: P.O. Box 1744 MWANZA
Qualification: COMMISSIONER FOR OATHS

