



Lease No (R) .....  
Region Code ..... *AP* .....  
Title No .....

# COMMERCIAL LEASE

**BETWEEN**

**THE NATIONAL HOUSING CORPORATION  
(LESSOR)**

**AND THE TENANT  
(LESSEE)**

LEASE OF ..... *ART 031* .....  
LOCATED ON PLOT NO. *45* BLOCK *LPA* STREET *ENGIRA* .....  
REGION (BRANCH) ..... *ARUSA* .....

LEASE

THIS LEASE is made the 21<sup>st</sup> day of MAY, 2021, between THE NATIONAL HOUSING CORPORATION a statutory corporation established by virtue of the National Housing Corporation Act No. 2 of 1990, whose Office is situated at \_\_\_\_\_

(Hereinafter to be referred to as the "Lessor," which expression shall, where the context so admits, include its successors and assigns), of the one part, and MIRACLE EXPERIENCES LIMIT P.O.Box 2706 ARUSHA whose registered office is situate on \_\_\_\_\_ Street, (Hereinafter to be referred to as the "Lessee" which expression shall, where the context so admits, include its personal representatives heirs and permitted assigns), of the other part.

**PREAMBLE:**

WHEREAS, the Lessor is the registered proprietor of the demised premises and desires to lease the Premises to the Lessee and Lessee desires to take the said Premises from the Lessor for the term, at the agreed rental amount stated herein below and upon the provisions set forth herein, and

NOW IN CONSIDERATION of the rent and the mutual covenants hereinafter reserved and contained in schedule one - Terms and Conditions - attached hereto, THIS LEASE WITNESSETH as follows:-

**1. Physical Residential Address of the Lessee**

The Lessee hereby declares/warrants that he is residing at \_\_\_\_\_ in House No. \_\_\_\_\_ situated on Plot No. \_\_\_\_\_ Block \_\_\_\_\_ Street \_\_\_\_\_ Municipality \_\_\_\_\_

**2. Lease Area & Measurement**

The Lessor hereby demises unto the Lessee all that area measuring 198.43 square metres on the GROUND floor of the building (hereinafter referred to as the "Demised Premises") in the building situate on Plot No. 45/LDA ENGIKA Street, ARUSHA Municipality (the said building together with the plot where it is situated shall hereinafter be called the "Property").

Rent payable per one square meter is Tanzanian shillings/United States Dollars 6,500/-

Other charges include \_\_\_\_\_ plus the costs, charges and expenses which the Lessor may from time to time incur in connection with or in procuring the remedying of any breach by the Lessee of any of the covenants on the part of the Lessee contained in this Lease.

The total amount payable per each month is Tanzanian Shillings/ United States Dollars 1,289,795/02z/USD (the "Rent").