

LEASE AGREEMENT

This Lease Agreement is made this 04th day of February 2025.

Between

ABDALLAH SHARIFF of Dar es salaam (herein referred to as the “Landlord”), which expression shall, where the context so requires, include his successors in title, agents and assigns on one hand.

DISOCUNT CENTRE LIMITED of Dar es salaam (herein referred to as the “Tenant”) which expression shall, where the context so requires, include his successors in title and agents) on the other hand

WHEREAS the Landlord lease to the Tenant for office use situated at Plot no. 7/2, Mkunguni Ilala district of Dar es salaam (herein referred to as “the Leased Premises”) and is desirous to lease on conditions and subject to the terms as prescribed herein below.

THIS AGREEMENT WITNESSETH AND it is hereby agreed as follows:

1. THAT the Landlord shall lease, and the Tenant shall take on lease the leased premises for a term of one (1) calendar years effective from the 04th of June 2025 to 04th of May 2026.
2. THAT the Tenant shall pay to the Landlord Tanzania Shillings One Hundred Thousand (6,000,000/=) per annum to be paid upon signing of this agreement.
3. THAT the Tenant shall use the leased premises for office purposes only and during the currency of the tenancy shall be solely responsible for all public utility bills such as water and electricity in accordance with the use.
4. THAT the Landlord hereby covenants to allow the Tenant throughout the tenancy created herein a quiet and peaceful enjoyment of the leased premises.
5. THAT the Tenant undertakes that all times, shall keep the Demised Premises and appurtenances thereof including the doors, windows, fixtures, fastenings, wires, waste drains and other pipes and sanitary and water apparatus therein in good repair and condition throughout the term of this Lease and to replace from time to time all Landlord’s fixtures, fittings and appurtenances in the demised premises which may be or become replaceable at any time during or at the expiration or sooner upon determination of this lease.
6. THAT the tenant will not affect any structural changes to the leased premises without a written consent of the landlord of which will never be unreasonably withheld.
7. THAT the Tenant shall not sub-lease or otherwise assign or transfer the leased premises to any other person without a written consent of the landlord.
8. THAT this tenancy maybe terminated at the instance of either party upon serving a 30 days’ notice in writing expressing his intention to terminate the lease.
9. THAT on expiration of the tenancy created herein, the parties hereto shall be at liberty to renew the same but subject to such terms and conditions as may be agreed and provided that the tenant shall have issued the landlord with a one-month notice expressing his desire to renew the tenancy.

10. THAT any dispute arising out of this contract shall be settled amicably and in case of failure to reach any settlement, the parties may resort to other lawful means of dispute settlement.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year appearing hereunder

SIGNED and DELIVERED at Dar es salaam
by the said ABDALLAH SHARIFF,
In my presence this _____ day of
_____ 2025

}

A. Sharif

LESSOR

STAMPED with COMMON STAMP
and DELIVERED at Dar es salaam by the said,
DISCOUNT CENTRE LIMITED,
In my presence this _____ day of
_____ 2025

}


DISCOUNT CENTRE LIMITED
P. O. Box 75
DAR-ES-SALAAM

[Signature]

LESSEE

BEFORE ME:

Name : LITETE HAJI NDUNGO
Signature : *[Signature]*
Qualification : ADVOCATE

 Litete Haji Ndungo
P.O.Box 79497 Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

0758 320 902

TIN: 126-816-928

SD - 60,000 -

[Signature]
16/6/2025

STAMP DUTY

Sms: 60,000 - Collected
9984122644185 Date: 17/6/2025

[Signature]
Regional Manager - Kariakoo

UNION BANK OF TANZANIA
OPERATIONAL HEAD OFFICE
P O BOX 7919 DAR ES SALAM
P O BOX 60679 DAR ES SALAM
TEL 2557840902
TANZANIA

TIN: 12405856
VAT: 400372661
SERIAL NUMBER: 00100049
DATE: 01/07/2018 10:28:41
174265955061600474
TAX OFFICE: DAR ES SALAM
CUSTOMER NAME: U
CUSTOMER ID TYPE: BIL
CUSTOMER MOBILE:

RECEIPT NUMBER: 00000000000000000000
ZNO: 00000000000000000000
RECEIPT DATE: 01/07/2018

Legal Service
T X 10,000.00
TOTAL EXCLUSIVE OF TAX 10,000.00
TAX @ 18% 1,800.00
TOTAL TAX 1,800.00
TOTAL INCLUSIVE OF TAX 11,800.00
CASH 11,800.00
DATE: 01/07/2018 10:28:41