

LEASE AGREEMENT

This agreement is made on 15th July, 2025

Between

DOTO MASHAKA BITEKO of P.O. Box 5613, **Chamwino - Dodoma** (herein referred to as the landlord, which expression shall, where context required, included his successors in the title, agents and assigns) on one hand

And

SUNLEAF SMARTFARMS LIMITED of P. O BOX 3, Dodoma (herein referred to as the Tenant, which expression shall, where context so require, include his successors in title and agents) on the other hand.

WHERE AS the landlord leases to the Tenant for office use the area described **Chamwino - Dodoma** region (herein referred to as 'the leased premises) and is desirous to lease on conditions and subject to the terms as prescribed herein below;

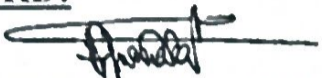
THIS AGREEMENT WITNESSESTH AND it is hereby agreed as follows:

1. THAT the Landlord shall lease and the Tenant shall take on lease of the leased premises for a term of **Six Months** effective from **15th July,2025 To 14th January,2026**
2. THAT the tenant shall pay to the Landlord Tanzania Shillings **3,000,000/-** for **Six Months**, which shall 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, the tenant shall be solely responsible for all public utility bills such as water and electricity in accordance with the use.
4. 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 at all times , shall keep the Demised Premises and appurtenances there of 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 and 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 may be terminated at the instance of either party upon serving a 30 days' notice in writing expressing his intension to terminate the lease.

9. THAT on expression of the tenancy created herein, the parties here 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 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 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:

LANDLORD:

Signature:


Name: DOTO MASHAKA BITEKO

TENANT:

Signature:


Name: MASUNGA K.R. BITEKO

Qualification: Director, SUNLEAF SMARTFARMS LIMITED

Before me;

Name :


Signature :


Qualification:
ADVOCATE

