

## **LEASE AGREEMENT**

THIS LEASE AGREEMENT is made this 10<sup>th</sup> day of October 2025, at Dar es Salaam,  
BETWEEN:

PETER MJAHIYI MJUNGU of P.O Box ....., Mbeya, hereinafter referred to as the "LESSOR"  
(which expression shall, where the context so admits, include his heirs, executors,  
administrators, legal representatives and assigns) of the ONE PART,

AND

TSAHEY COMPANY LIMITED, of P.O. Box 31909, Dar es Salaam, incorporated under the laws  
of the United Republic of Tanzania, hereinafter referred to as the "LESSEE" (which  
expression shall, where the context so admits, include its successors and permitted assigns)  
of the OTHER PART.

### **WHEREAS**

1. The Lessor is the lawful owner of the commercial farm land situated at 1334 Runge-  
Mbeya in Runge- Mbeya (hereinafter referred to as "the Property").
2. The Lessor has agreed to lease the Property to the Lessee for agricultural (farming)  
purposes on the terms and conditions set out herein.

### **NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

#### **1. DEMISE AND TERM**

The Lessor hereby leases to the Lessee the Property for a term of five (5) years commencing  
on the 10<sup>th</sup> day of October 2025, and expiring on the 10<sup>th</sup> day of October, 2030.

#### **2. RENT**

The annual rent shall be Tanzanian Shillings Three Million (TZS 3,000,000), payable in full  
in advance on or before the commencement date of this lease term.

#### **3. PURPOSE**

The Property shall be used solely for farming. Any other use shall require prior written  
consent from the Lessor. The farm land is located at

#### **4. MAINTENANCE AND REPAIRS**

The Lessee shall maintain the Property in good condition and shall not make permanent  
alterations without written consent of the Lessor.

5. ASSIGNMENT AND SUBLETTING

The Lessee shall not assign, transfer, or sublet the Property or any part thereof without prior written consent of the Lessor.

6. TERMINATION

Either party may terminate this lease before expiry by giving thirty (30) days' written notice. Upon termination, the Lessee shall deliver vacant possession in good order, subject to reasonable wear and tear.

7. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the Laws of the United Republic of Tanzania.

**STAMP DUTY**

This Agreement is subject to payment of stamp duty in accordance with the provisions of the Stamp Duty Act, Cap. 189 R.E. 2019 and shall not be enforceable until such duty is duly paid.

**IN WITNESS WHEREOF, the parties hereto have set their respective hands the day and year first above written.**

SIGNED and DELIVERED by the said

PETER MJAHIYI MJUNGU

Who is known to me personally

This day of 10<sup>th</sup>, October 2025

} P. Mjunga  
LESSOR

WITNESS:

Name: Jane Joseph

Postal Address: 76761, Dar es salaam

Signature: J. Joseph

Date: October 10, 2025

SEALED with the COMMON SEAL of

TSAHEY COMPANY LIMITED

Who are known to me personally

This day of October 10, 2025

} Seal  
LESSEE



FOR DIRECTORS

1. Name: Banjure Mohamed

Postal Address: P.O Box 31909, Dar es salaam

Signature: [Handwritten Signature]

Designation: Director



2. Name: Senait Tamene

Postal Address: P.O Box 31909, Dar es salaam

Signature: [Handwritten Signature]

Designation: Director



**CERTIFICATE OF ATTESTATION / NOTARIZATION**

I, MURTA MASIKO

Notary Public / Commissioner for Oaths,

do hereby certify that the parties whose names and signatures appear above appeared before me on this    day of   , 2025 and acknowledged that they freely and voluntarily executed this Lease Agreement.

Signature & Seal: [Handwritten Signature]

Name: MURTA MASIKO

Date: 21<sup>ST</sup> OCTOBER, 2025



[OFFICIAL STAMP SPACE]

