

The law of contract

# LEASE AGREEMENT

This lease agreement made on the day of 15<sup>th</sup> September 2025

Between

**PRANCE INTERNATIONAL TRADE CO. LIMITED**

(LESSOR)

&

**URHOME COMPANY LIMITED**

(LESSEE)

TERMS: 5YEARS

FROM: 15<sup>th</sup>September2025 TO: 14<sup>th</sup> August 2030

## LEASE AGREEMENT

This lease agreement made on the day of 15<sup>th</sup> August 2025

### **BETWEEN**

**LESSOR:** PRANCE INTERNATIONAL TRADE CO. LIMITED

**TIN NO:** 132-056-617

**ADDRESS:** PLOT NO 578 , BLOCK NO 15 , SWAMSTREET KISUTU , ILALA CBD , DAR ES SALAAM

### **AND**

**LESSEE:** URHOME COMPANY LIMITED

**TIN NO:** 132-209-898

**ADDRESS:** PLOT NO 371 , INDIA STREET , KISUTUILALA CBD , DAR ES SALAAM , TANZANIA

WHEREAS IT IS AGREED AS FOLLOW:

1. The Lessor is the lawful owner of Plot No. 3, Block A, Zogowali, Kibaha District (hereinafter referred to as the "Leased Property"), and agrees to lease to the Lessee the said property, including the workshop and all machinery used for hardware production.
2. The Lessee has agreed to accept the lease of the demised premises, including the buildings together with the related machinery and equipment therein, upon the terms and conditions contained in this Agreement.
3. The manager will sign this contract for and on behalf of the lessee.

In consideration of the mutual promises in this Lease Agreement, the LESSOR and LESSEE agree to the following terms:

#### **1.0 LEASE AGREEMENT PERIOD**

Whereas the LESSOR is the exclusive and legal owner of the above Premises. The LESSOR shall rent to the LESSEE this Premises for a period of **5 Years**, beginning **15th September 2025 and Expiring 14th August 2030** , unless otherwise designated pursuant to the terms contained in this Lease Agreement.

## **2.0 USE OF BUILDING**

The LESSOR agrees that the LESSEE may use the leased Premises for **main factory (Hardware factory)**

LESSEE use the demised premises for commercial purpose only, as per his business license.

## **3.0 RENT**

Payable terms: To pay the rent on the day and in the manner aforesaid without any delay or an agreed deductions whatsoever.

Monthly Rental: The TENANT shall pay to the LANDLORD a monthly rental of **4,168.00TSH**.per square meter. Therefore, total monthly rent for the occupied area of **24,988.50 m<sup>2</sup>** square meters shall be **104,152,068.00TSH**.

LESSEE will be responsible for stamp duty and 10% Withholding Tax and give Withholding Tax Certificate to LESSOR within a month after the payments have been made. Such taxes are an integral part of the agreed total monthly rental amount.

LESSOR will issued the EFD receipt after the completion of this agreement.

## **4.0 RENEWAL**

If at the expiration of this Lease Agreement Period, the **LESSEE** has not given notice of its intention to extend this Lease Agreement above or any renewal thereof, this Lease Agreement shall be terminated on the date specified.

## **5.0 EARLY TERMINATION**

If at any time during this Lease Agreement Period it becomes necessary for the LESSOR or the LESSEE to conclude its activities, reduce/change its programs, or change its intention, then either party may terminate this Lease Agreement by giving notice of 15 days before such termination. Upon expiration of the notice period, this Lease Agreement shall cease without prejudice to any existing claims. Once the premises and its good have been inspected, and costs of repair and maintenance due to negligence by the LESSEE shall be invoiced accordingly.

## **6.0 UTILITY CHARGES**

Responsibility by the LESSEE for paying for the installation, repair, upgrade, and / or enhancement of electrical service, water service shall be predetermined and agreed in writing before either party engages such service. Upgrading or repair of electrical service, and water service should be paid by the owner unless it is from the result of destruction by the tenant. Furthermore the owner should also pay ordinary repairs of different installations, which are the result of wear and tear. To pay electricity, water and waste during the period of

tenancy at his own costs.

#### **7.0 MAINTENANCE**

The LESSEE shall maintain the Premises in a habitable manner and leave the Premises upon expiration or termination of this Lease Agreement Period in a condition comparable to that which existed when received by the LESSEE except for reasonable and ordinary wear and tear and/or except for damage caused by elements or circumstances over which the LESSEE had no control (e.g. force majeure, earthquake, flood, fire, hurricane, war, terrorism, burglary, etc.).

Responsibility for damage to the building or property caused by negligence or misuse by the LESSEE shall be born by the LESSEE. Responsibility for damage to the building or property caused by negligence or misuse by the LESSOR shall be born by the LESSOR.

#### **8.0 REPAIRS**

The LESSOR shall keep the Premises in good and habitable repair, including the exterior and interior structures, utility services and fixtures, sanitation facilities, garden, courtyard, grounds, paths, parking areas, and related structures, if applicable.

#### **9.0 SALE**

In the event of the sale, transfer of title, creation of a mortgage or any other encumbrances affecting these Premises, the LESSOR guarantees that the Lease Agreement terms and conditions shall remain in full force without prejudice to any rights or remedies the LESSEE may have hereunder.

#### **10.0 DISPUTE SETTLEMENT & GOVERNING LAW**

Any dispute, controversy, or claim arising out of or in relation to this Lease Agreement, or any breach, termination, or invalidity thereof, shall be settled through the Courts of Law in Tanzania. This Lease Agreement shall be construed in accordance with the existing laws of Tanzania.

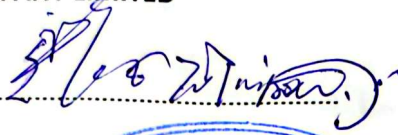
#### **11.0 SUPERSEDING EFFECT**

This Lease Agreement supersedes all prior oral or written Agreements, if any, between the parties and constitutes the entire Lease Agreement between the LESSOR and the LESSEE. In the event of a conflict between translated version of this Lease Agreement in languages other than English, the English version shall take precedence.

**11.0 SUPERSEDING EFFECT**

This Lease Agreement supersedes all prior oral or written Agreements, if any, between the parties and constitutes the entire Lease Agreement between the LESSOR and the LESSEE. In the event of a conflict between translated version of this Lease Agreement in languages other than English, the English version shall take procedure.

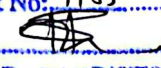
SIGNED and DELIVERED by the said  
**URHOME COMPANY LIMITED**

Signature: 


Postal address: 

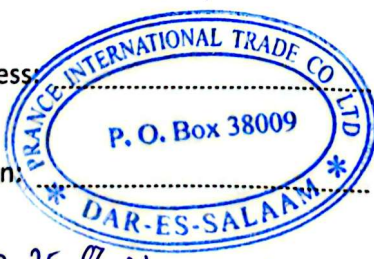
Qualification: .....

Date: 22.5.9.23

**STAMP DUTY**  
Shs: 12,498,240/2 Collected:  
Receipt No: 1155 Dated: 26/09/25  
Sign:   
**LARGE TAXPAYERS DEPARTMENT**

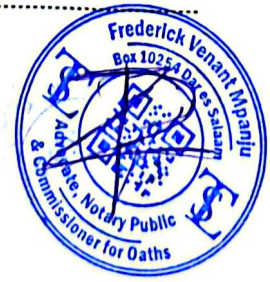
SIGNED and DELIVERED by the said  
**PRANCE INTERNATIONAL TRADE CO. LIMITED**

Signature: 

Postal address: 

Qualification: .....

Date: 22.5.9.23



---

## Government Payments

---

26/09/2025 09:14:08

Transaction Status:	On Progress (IB48187926092509)
From Account	0150265312700
Account Owner	URHOME COMPANY LIMITED
Owed Amount	0.00 TZS
Amount to pay	12,498,248.00 TZS
Company Category	GEPG PAYMENTS
Company Type	GEPG PAYMENTS
Transfer Date	26/09/2025
Phone Number	0712123123
ControlNumber	998390502577
Related Reference	19984a83c132bbb2
Created By	916011
	TRA-Commissioner for Large Taxpayers
	TAX REVENUE BILL
	925269369520255
	998390502577
Bills Details	25-09-2035 10:13
	12,498,248.00 TZS
	On Progress

