

LEASE AGREEMENT

This Lease Agreement is made on this **1st day of January 2025**, BETWEEN:

1. Lessor:

THOMAS L MOSSO,

(Hereinafter referred to as “the Lessor”)

AND

2. Lessee:

Friendship Adventure,

(Hereinafter referred to as “the Lessee”)

The parties hereby agree as follows:

1. TERM OF THE LEASE

The Lessor hereby leases the property to the Lessee for a period of **Five (5) years**, commencing on **1 January 2025** and expiring on **31 December 2030**, unless renewed or terminated earlier in accordance with this Agreement.

2. DESCRIPTION OF THE PROPERTY

The leased property consists of buildings/structures/land situated at Sakina, Arusha Region, Plot No 193, Block DD

3. RENTAL AMOUNT AND PAYMENT TERMS

The parties agree that rent shall be **TZS 220,000 per month/year** (insert amount).

Payment shall be made on or before the 30/12/ day of each year into an account designated by the Lessor.

4. RESPONSIBILITY FOR UTILITIES AND CHARGES

1. **The Lessor** shall be responsible for payment of:

- Land rent
- Any withholding tax applicable to the rental payments

2. **The Lessee** shall be responsible for payment of:

- Water
- Electricity
- Security services
- Any other operational utilities unless otherwise mutually agreed in writing.

5. DEVELOPMENT TIMELINES

The Lessee is permitted to undertake development and improvements on the property (if applicable). Any agreed development must **commence and be completed within one (1) year** from the effective date of this Agreement, unless extended in writing by mutual consent.

6. RENEWAL OPTION

The Lessee shall have the option to **renew** this Agreement for an additional term upon giving written notice to the Lessor at least **three (3) months** prior to expiry.

Renewal terms, including rent, shall be mutually agreed upon in writing.

7. USE OF THE PROPERTY

The Lessee shall use the premises solely for lawful business operations and shall not engage in illegal, harmful, or disruptive activities.

8. MAINTENANCE AND REPAIRS

1. The Lessee shall maintain the interior and daily operational condition of the premises.
2. The Lessor shall remain responsible for major structural repairs, unless damage is caused by the negligence of the Lessee.
3. Any permanent alterations require written approval from the Lessor.

9. CONDITION OF THE PROPERTY UPON RETURN

Upon expiry or lawful termination of the Agreement, the Lessee shall return the premises in good condition, ordinary wear and tear excepted.

10. TERMINATION

Either party may terminate this Agreement before expiry by giving **three (3) months' written notice**. Termination shall not affect accrued rental obligations.

11. DISPUTE RESOLUTION

Any disputes arising from this Agreement shall first be resolved amicably. If unresolved, the matter shall be referred to mediation or arbitration as per Tanzanian law.

12. GOVERNING LAW

This Agreement shall be governed and interpreted in accordance with the laws of the **United Republic of Tanzania**.

13. ENTIRE AGREEMENT

This document constitutes the entire understanding between the parties and supersedes all prior discussions, negotiations, or agreements.

SIGNATURES

Lessor:

Name: THOMAS MOSSO

Signature: 

Date: 1/1/2025

WITNESS;

Name: ALICE J KICHAO

Designation: ADVOCATE

Signature: 

Date: 1/1/2025



Lessee:

Name: EDSON ERASMUS TARIMO

Designation: DIRECTOR

Signature: 

Date: 1/1/2025



Name: DONALD ERASMUS TARIMO

Designation: DIRECTOR

Signature: 

Date: 1/1/2025