

**RENTAL AGREEMENT OF BUSINESS PREMISES**

**LOCATION: KIWALANI -KWAGULU STREET PLOT NO.131 BLOCK"E"**

**ENTERED INTO BY AND BETWEEN**

FULL NAME : DEOGRATIUS JOHN KIWALE  
POSTAL ADDRESS : P.O.BOX 1963 DAR ES SALAAM  
PHYSICAL/ OFFICE ADDRESS: ILALA MUNICIPALITY  
TELEPHONE NUMBER: O743049870

**(Hereafter called the lessor)**

**AND**

FULL NAME : DAFFOU TRADERS COMPANY LTD  
ID Number/Passport No: (Please full in this)  
Postal Address: P.O BOX 7412 DAR ES SALAAM  
Physical/ Office Address: \_\_\_\_\_  
Telephone Number: 0750 082024

**(Hereafter called the Lessee)**

**WHEREAS** the Landlord is the registered owner of that property described as Factory, Godown& Office Block E, Plot No.131 KIWALANI -KWAGULU Street- -Ilala Manicipal, DAR ES SALAAM (hereinafter referred to wherever the context may allow as "The Premises")

**AND WHEREAS** the Tenant is desirous of leasing and the Landlord is desirous of

**NOW THEREFORE IT IS AGREED AS FOLLOWS:**

- 1) The landlord shall grant the Tenant and the Tenant shall accept a lease of the said premises for a term of 12 months commencing as of the 01/07/2025 and ending on 30/06/2026.
- 2) The Tenant is consideration of this Agreement shall pay to the Landlord a rent of **2,500,000** per month to be paid every 12 months in advance. (The rent amount is

inclusive Monthly maintenance chare water and garbage). Once rent amount paid cannot be refunded.

- 3) Withholding Tax is paid by the tenant after deduction from rent.
- 4) The rent shall be payable by Tenant to the Landlord in advance.
- 5) It shall not be open the either of the parties to terminate this AGREEMENT during the lease term.
- 6) It shall be open for either party to renew this AGREEMENT for a further term upon giving the other party a written notice expressing such intention at least one month prior to the expiry of this AGREEMENT, provided that any such renewal shall be subject to be subject to the parties agreeing to a new rate of rent.

**THE TENANT FURTHER COVENANTS AS FOLLOWS:**

- 7) To pay the agreed rent within the time and in the manner as set out in this AGREEMENT without fail.
- 8) Not to do or allow to be done on the Premises any act or thing, which may be illegal or cause, damage, annoyance, and or injury to the neighbors, Landlord or other tenants and visitors.
- 9) Not to assign, sublet or part with the possession of the said Premises or any part thereof without the prior written consent sought and obtained from the Landlord.
- 10) To permit the Landlord to enter the Premises upon appointment and at all reasonable hours in the daytime for the purpose of viewing the condition thereof and in the case of emergencies.
- 11) At the term of the AGREEMENT to hand over the Premises to the Landlord in good condition except for normal wear and tear.

12) To use the Premises for residential purposes only.

13) In the event of the Tenant has exercised its option to vacate or renew as sent out in clause of this AGREEMENT, to permit the Landlord or his agent to enter the Premises along with prospective tenants at reasonable hour for the purpose of viewing this premises.

14) To pay if any charges, for the duration of the use of the generator, as a contribution toward the monthly fuel consumption in the event of a National electricity crises.

**THE LANDLORD CONVENANTS AS FOLLOWS:**

15) To do all structural repairs to walls, ceiling, roof and sewer except where such repairs are due to any default or negligence on the part of the Tenant.

16) To pay all Land rent rates and taxes in respect of the said Premise.

17) To be responsible for the wiring and electrical apparatus comprised in and forming part of the electrical circuits of the Premises and to promptly make good any defect or defaults discovered with the same.

18) The Landlord will insure and keep insured the Premised at his own cost against fire or such other risks as are commonly insured against in Tanzania. In the event the demised premises become temporarily or permanently unfit for human habitation through an act of nature whether insured against or not, the Landlord shall refund any rent that has been paid for the unutilized period provided that the Landlord shall not be under any obligation to ensure any personal effects or items belonging to the Tenant inside or outside the premises.

19) In an event of renewal of the AGREEMENT and the rent or any part therefor shall be in arrears of 15 days whether legally demanded or not, or if the Tenant shall commit a breach of any of the terms of this AGREEMENT, other natural disasters herein contained, then the Landlord may re- enter the Premises and thereupon this


AGREEMENT and the Tenancy hereby created shall be terminated without prejudice or consequence to the Landlord.

20) If either of the parties fails or neglects to perform or observe any of the covenants or obligation in this AGREEMENT, the other party not in default or breach shall give the offending party notice one month in which to rectify or make good the breach. In the event the default or breach continues beyond the expiry of the notice, the parties shall attempt to settle the dispute amicably. Provided that in the event an amicable resolution is not reached the parties shall be at liberty to pursue their legal rights.

IN WITNESS WHEREOF the parties hereto have put their hands to these presents in manner, day and year as hereinafter appearing.

This done and signed at Dar es salaam. This 30<sup>th</sup> day of JUNE 2025

AS WITNESS:

1. DEGRATIUS J. KIWALE 

The Lessor (or duly authorized representative)

This done and signed at Dar es salaam, this 30<sup>th</sup> day of JUNE 2025

AS WITNESS:


2. LIM XIAORONG 

The Lessee (or duly authorized representative)



Before me:

Name: P. RWEHABURA

Signature: 

Address: P.O. Box 188 DSM

Qualification: COMMISSIONER OF OATH



TIN: 171-478-774  
S/D: 156,400/=   
WHT: 3,740,000/=   
3,896,000/=

STAMP DUTY  
Shs: 156,400/= Collected

9984122988251  
Receipt No: Date:

  
Regional Manager - Kariakou