

THE LAND ACT, 1999
(No.4 of 1999)
Section 78 (1)



LEASE AGREEMENT

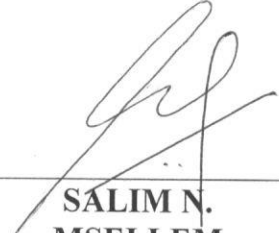
LEASE AGREEMENT made this 03rd day of January, 2022 BETWEEN **SALIM N. MSELLEM** of P. O Box 22779, Dar es Salaam, Plot No. 6, Block No. F26, Ilala Amana Uhuru Road (hereinafter referred to as "the Lessor") of the one part, and **FARMERS CENTRE LIMITED**, a limited liability company incorporated in Tanzania of P. O Box 22779, Dar es salaam (hereinafter referred to as "the Lessee") of the other part:

WHEREBY IT IS AGREED AS FOLLOWS:

1. Being the owner and occupier of all that parcel of land known as plot No. 6/F on which House No. 26 Ilala Area, Dar es salaam is constructed, the Lessor hereby agrees to let and he Lessee agrees to take, a set of rooms with the usual facilities on the **GROUND FLOOR** known as **SHOP & STORES** for a term of **ONE YEAR** from **01st JANUARY, 2022** to **31st DECEMBER, 2022**.
2. The annual rent shall be **Tshs 14,400,000/=**
3. The Lessor hereby acknowledges receipts of **Tshs. 1,200,000/=** paid by the Lessee in advance as **ONE MONTH** Rent.
4. The demised premises shall be used as a private residence only. It shall be kept and maintained by the Lessee together with the fittings and fixtures thereon in a good and tenable state of repair and condition. Fair wear and tear excepted.
5. The Lessee undertakes **not** to reclaim or retrieve any fittings or fixtures affixed by him, such as door-handles, locks, wall sockets and the like on expiration of the tenancy herein granted.

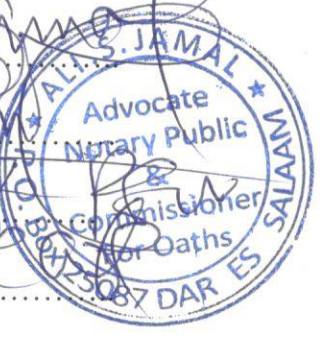
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Signed and delivered by the said
SALIM N. MSELLEM at
Dar es Salaam who is identified to me by _____
_____ in my presence this
_____ day of January 2022.



SALIM N. MSELLEM

Name: _____
Signature: _____
Postal Address: _____
Qualification: _____

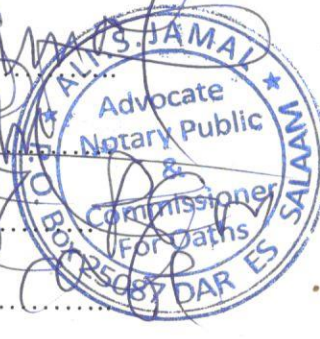


Signed and delivered by the said
FARMERS CENTRE LIMITED at
Dar es Salaam who is identified to me by _____
_____ in my presence this
_____ day of January 2022.



FARMERS CENTRE LIMITED

Name: _____
Signature: _____
Postal Address: _____
Qualification: _____



STAMP DUTY

Shs: 1500/= Collected
Receipt No: 998415747640 Date: 15/2/2022

Regional Manager - Ilala Tax Region

no: 101-836-802
copy: 1500
17/01/2022





6. In the event of the Lessor permitting the detachment or removal of any fixture or fitting, the Lessee shall repair all damage occasioned by such removal.
7. The Lessee shall **not** sublet, assign or part with possession of the demised premises or any part thereof without prior written consent of the Lessor.
8. The Lessee shall **not** connect or install any electrical apparatus or appliance which might endanger or overload the electrical installation of the aforesaid building of any part thereof.
9. The Lessee covenants to pay all monthly bills for electricity and water consumed in the aforesaid premises as well as litter collection charges, throughout the term of his tenancy.
10. The Lessor shall **not** be held responsible for any harmful event or injury sustained in the demised premises by anyone, whatever the cause may be.
11. On expiration of the lease herein constituted, the Lessee shall yield and surrender possession of the demised premises to the Lessor by handing over to him personally, all the keys thereof, whether or not they are formally demanded.
12. In the event of the Lessee being desirous of renewing the lease herein created, he shall give the Lessor written notice on or before 1st December 2022.
13. The fixed right of granting a new lease is vested in the Lessor. It cannot be claimed by the Lessee as of right.
14. All yearly rates, taxes and assessments payable in respect of the aforesaid building shall be borne by the Lessor.
15. Dully performing his obligations and upon observing the covenants and conditions hereinbefore stipulate, the Lessee shall enjoy peaceful and quite occupation of the demised premises without any interruption by the Lessor or any other person claiming on his behalf.

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