

THE UNITED REPUBLIC OF TANZANIA

The Land Registration Act (Cap 334) Lease Agreement:

We, **Diana Elfrida OWE, Gracia Severa OWE and Rebecca Alia OWE** of Plot No. 112, Block C, Mikocheni, Dar es Salaam (hereinafter called the "LESSORS") hereby lease to **Mr. Jobaga Asagwile Mwaigomole T/A JOBAGA LOGISTICS** of Dar es Salaam (hereinafter called the "LESSEE"), all the property of the house situated on Plot No. 238, Block C, Mikocheni, Dar es Salaam, (hereinafter called the "DEMISED PREMISES") for a period of three years (36 months) commencing from 1<sup>st</sup> January 2025 to 31<sup>st</sup> December 2027 at a monthly rent of **TZS 1,800,000,000/- (Tanzanian Shillings One Billion Eight Hundred Million Only)** with payment quarterly in advance (after every 3 months) for the period hereby created.

**THE LESSEE HEREBY COVENANTS WITH THE LESSORS DURING THE TERM HEREBY CREATED AS FOLLOWS:**

1. The Lessee shall be responsible for paying all utility bills, including water and electricity charges, throughout the lease term.
2. The Lessee shall not transfer, assign, sublet, or alter possession of the leased premises, in whole or in part, under any circumstances.
3. The leased premises shall be used strictly for residential purposes.
4. The Lessee shall maintain the leased premises, including all floors, walls, ceilings, locks, fittings, fixtures, plumbing, electrical systems, and air conditioners, in a clean and good condition, with reasonable wear and tear excepted. Upon the termination of the lease, the Lessee shall be responsible for repairing any damages incurred during the tenancy, including but not limited to broken windows, doors, locks, tiles, and household appliances.
5. This agreement shall remain in effect for the duration specified. If the Lessee wishes to renew the lease, they must notify the Lessor in writing at least one (1) month before the expiration date. Likewise, if the Lessor intends to reclaim possession of the premises upon lease expiration, they must provide the Lessee with one (1) month's written notice.

**THE LESSORS HEREBY COVENANTS WITH THE LESSEE DURING THE TERM HEREBY CREATED AS FOLLOWS:**


1. The Lessee shall take possession at the execution hereof after subsequent completion of the inspection of the premises and deposit quarterly in advance payment for the period hereby created.
2. The Lessee, paying the rents hereinbefore reserved while performing and observing the several covenants and conditions, hereinbefore served and contained, shall be entitled to peacefully hold and enjoy the demised premises during the term hereby created, without any hindrance from the lessors or any person claiming through, or in trust of them;
3. In the event of a delay in rental payments, the Lessee will be offered one (01) month grace period prior to the Lessors initiating termination of the agreement following which the Lessee shall be liable to settle all unpaid rents and water bills.
4. Rent is subject to annual change.

**NOTICES:**

1. Any notice served under this Agreement shall be done in writing.

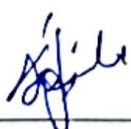
**Signed and delivered by the said Rebecca Alia OWE on behalf of Diana Elfrida OWE and Gracia Severa OWE who are the LESSORS**

**on this 15<sup>th</sup> day of Jan 2025.**


Signature: 

**Signed and delivered by the said Mr. Jobaga Asagwile Mwaigomole T/A JOBAGA LOGISTICS who is the**

**LESSEE on this 15<sup>th</sup> day of Jan 2025**

Signature: 



  
18/02/2025