

**The Land Registration Ordinance (Cap.334)**

**LEASE AGREEMENT**

**BETWEEN**

**M/S SAIRA MURAD NATHAN  
P.O.BOX 37, MBEYA  
TIN NO:176-051-922**

**AND**

**POSITIVE INTERNATIONAL LIMITED &  
ITS ASSOCIATED COMPANIES**

*Lease Of Plot No.20, Block A, UHINDINI STREET, Mbalizi Road  
Mbeya.*

## TENANCY AGREEMENT

THIS LEASE AGREEMENT is made at Mbeya 23<sup>rd</sup> day of December, 2024

This contract is made between **M/S POSITIVE INTERNATIONAL LTD & ITS ASSOCIATED COMPANIES** P.O.Box 257, Plot No.53, Block L – Nyerere Road, Mwanza (hereinafter called as “Tenant”) and **M/S SAIRA MURAD NATHAN**, P.O.Box 37, Mbeya (hereinafter called as “Landlord”)

WHEREBY, Landlord agreed to let out his ground floor, built on plot no.20, block a, located at Uhindini Street, Mbalizi Road, Mbeya, Tanzania, consulting ground floor.

**AND**

POSITIVE INTERNATIONAL LIMITED & ITS ASSOCIATED COMPANIES/Appointed stockiest a Limited Liability Company incorporated under the companies act 2002, P.O.Box 257, Plot No.53, Block L – Nyerere Road, Mwanza, Tanzania (hereinafter referred to as “The LESSEE” which expression shall, where the context so admits includes its assigns, executors and other successors in title) of the part.

AND WHEREAS the LESSEE, being mainly a importers & distributor / whole seller & retailer of Agriculture inputs, Hardware, Auto Parts, Building Materials e.c.t, (Seeds, Fertilizers, Agro Chemicals, Veterinary Products, Auto Spare Parts, Hardware, Cement, Bate etc.)

- A. The tenancy agreement is fixes for a period of twenty four months starting from **1<sup>st</sup> Jan 2025** renewable with the consent of the both the parties of this contract.
- B. The rent is **Tsh.750,000/= (TSh Seven Hundred Fifty Thousand Only)** per Month.
- C. Rent is payable in advance for each year i.e., for the first 12 month period rent is payable in **1<sup>st</sup> Jan 2025 up to 31/12/2025** and for second 12 Months period rent is payable in **31/12/2025**.
- D. Rent will be paid to the landlord after deducting necessary duties and taxes as per present rules and regulations of the Tanzanian government.
- E. During the tenancy period power and water charges to be borne and paid by the tenant

### Other Terms and Conditions:-

1. The tenant, without the consent in writing or oral of the landlord, shall not assign or sublet in premises or part thereof.
2. The tenant, on expiry of this agreement shall hand over the premises in a vacant possession after repairing damages if any, if not intended to renew the contract.
3. The tenant shall not make any alteration or put fixture, without the consent of landlord.
4. The tenant shall carry on legally accepted business in the premises.
5. The landlord retains the right to enter the premises to carry out inspection but will first obtaining the permission of the tenant to enter and such permission shall not be denied by the tenant unreasonably. If tenant decides to vacate the landlord or the personnel accompanied by the landlord to inspect the premises, during the last three months of the tenancy period, tenant shall allow the landlord or the personnel accompanied by the landlord to inspect the premises at reasonable timing by previous consent of the tenant.
6. The landlord is deemed to be the legal owner of the premises and have full rights and authority to let premises and sign this tenancy agreement. At a later if it is proved that the landlord is not legally authorized to let the premise, or by any means if the tenant had vacate the premises due to the problem of ownership of the premises, the landlord shall return the rent and any expenses incurred to the immediately.
7. The furniture and fixture of the landlord at the premises have to leave as they are and tenant shall handover such things in good condition to the land after completion of tenancy period.
8. The tenancy agreement can be renewed upon expiry of this agreement with consent of both the parties of this agreement.
9. Either of the parties of terminates this agreement before the expiry of this agreement shall give written notice, three months prior to the date of termination of the agreement.

Signed and delivered at Mbeya  
By the said SAIRA MURAD NATHAN  
Who is  
Known to me personally/identified to me  
By... SAIRA MURAD NATHAN... the  
Latter being known to me personally in my  
presence this... MBEYA Day of December 2024  
TIN: 176-051-922

Saira  
lessor  
SAIRA MURAD NATHAN  
P.O. BOX 37  
MBEYA  
TIN: 176-051-922

WITNESS:

Name : SRINIVASA RAO PASUPULATI  
Signature : [Signature]  
Postal Address : P.O. BOX 2476  
UHINDINI, MBEYA  
Qualification : BRANCH MANAGER

Signed and delivered at Mwanza  
By the said POSITIVE INTERNATIONAL LTD  
Who is  
Known to me personally/identified to me  
By... POSITIVE INTERNATIONAL LTD the  
Latter being known to me personally in my  
presence this..... Day of December 2024

[Signature]  
lessor  
POSITIVE INTERNATIONAL LIMITED  
P.O. BOX 2476  
MBEYA BRANCH

WITNESS:

Name : AIDAN JOHN  
Signature : [Signature]  
Postal Address : P.O. BOX 2476 - MBEYA  
Qualification : AERONAUTIST



Control No:

9984120007936



**ISO 9001: 2015 CERTIFIED**

**Tax Payment Slip**

Name of Account Holder(s): N/A  
 Bank Account Number: N/A  
 Name of Commercial Bank: N/A  
 Mobile Phone: 0755777615

Please transfer from my/our account the amount of TZS 900,000.00  
 Amount in Words: Nine Hundred Thousand Only

Value Date: 14/01/2025  
 To: N/A  
**Tanzania Revenue Authority**

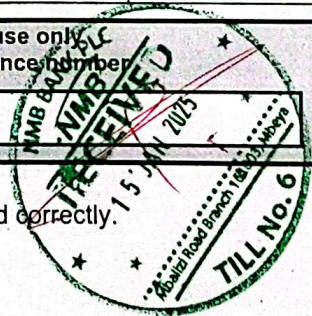
Account Number: N/A  
 SWIFT Code: N/A  
 Control Number: 9984120007936  
 Taxpayer TIN: 122353001  
 Taxpayer Name: **POSITIVE INTERNATIONAL LIMITED**

**TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)**

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Withholding Tax - Rental (Land and Building) _ Individual Resident	7784925	11111125	900,000.00

Signature ..... Date...../...../20.....  
 Signature..... Date...../...../20.....

Bank use only  
 Reference number



**Note to Commercial Bank:**

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

# Online Bills Payment Slip



Branch/Tawi: Mbalizi RD Date/Tarehe: 15/01/2025

Mode of Payment/ Namna ya Malipo:  Cash/Fedha Taslim  Transfer/Kuharisha  Currency/Fedha:  TZS  USD  Other - Specify/ Nyingine Taja

Name of Biller/ Jina la Mlipwaji: TRA

Payment Reference Number/ Namba ya Kumbukumbu: 9984120008004

Payer Account name/ Jina la Akaunti ya Mlipaji: \_\_\_\_\_

Payer Account number/ Namba ya Akaunti ya Mlipaji: \_\_\_\_\_ Customer Phone/ Namba ya simu ya Mteja: \_\_\_\_\_

DENOMINATION	Branch/Tawi	Cash Only/ Fedha Taslim Peses	Number of Notes/ Idadi ya Kiti	Amount/ Kiasi
10000	1000	Currency/ Fedha TZS	9	90000
5000	500	Reference No/ Kumbukumbu No: 9984120008004		90000
2000	200			
1000	100			
500	50			
200	20			
100	10			
50	5			
20	2			
10	1			
5				
TOTAL/ JUMLA		Amount in words/ Kiasi kwa maneno		90000

Amount in words/ Kiasi kwa maneno: Ninety thousand only

Name/ Jina: POSITIVE INTERNATIONAL LIMITED

Customer's Name/ Jina la Mteja: Positive International

Customer's Signature/ Sahihi ya Mteja: [Signature]

Bank Ref./ Malipo No: GVX101465894102

Cellers Stamp and Signature: [Signature]

0755 777 615



Disclaimer/ Tahadhari: This form will be valid only if printed, signed by the customer, countersigned and stamped by the teller. Fomu hii itakuwa halali endapo tu itachapishwa, kuwekwa sahihi na mteja, kuwekwa sahihi na mhuu wa karamu.

Control No:

9984120008004



### Tax Payment Slip

Name of Account Holder(s): N/A  
 Bank Account Number: N/A  
 Name of Commercial Bank: N/A  
 Mobile Phone: 0755777615

Please transfer from my/our account the amount of TZS 90,000.00  
 Amount in Words: Ninety Thousand Only

Value Date: 14/01/2025  
 To: N/A  
 Tanzania Revenue Authority

Account Number: N/A  
 SWIFT Code: N/A  
 Control Number: 9984120008004  
 Taxpayer TIN: 122353001  
 Taxpayer Name: POSITIVE INTERNATIONAL LIMITED

#### TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Stamp Duty Other than Sales of Revenue Stamp	7784977	11610127	90,000.00

Signature ..... Date...../...../20.....

Signature..... Date...../...../20.....

#### Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

