

**Lease agreement**  
**between**  
**Mr Anthony Cheche and Mrs Blandina Cheche**  
**and**  
**Mega Advertising Limited**

THIS AGREEMENT made this ..... April 2025 between Mr Anthony Cheche and Mrs Blandina Cheche of P.O. Box 14717 DAR ES SALAAM (hereinafter referred to as the Lessor) on the one part, and Mega Advertising Limited, Plot No.161 Saza Road, Chang'ombe, P.O. Box 32196, DAR ES SALAAM, Tanzania, Company number 181520302 (hereinafter called "the Lessee") of the other part;

WHEREAS the Lessor is the owner of the house situated at 15 Vikawe Street, Plot 230 Regent Estate, Mikocheni, Dar es Salaam, and is desirous of leasing the house to the Lessee (hereinafter referred to as the "Premise")

WHEREAS the Lessee is desirous of taking lease of the above mentioned Premise upon the conditions and terms hereinafter appearing:

THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The period of tenancy, herein referred to as the "Contractual Period," shall be 5 years from 1<sup>st</sup> May 2025 to 30<sup>th</sup> April 2030.
2. The agreed monthly rent is:
  - a. In the first and second year: Two Thousand Five Hundred United States Dollars (USD 2,500)
  - b. In the third and fourth year: Two Thousand Seven Hundred United States Dollars (USD 2,700)
  - c. In the fifth year: Two Thousand Eight Hundred United State Dollars (USD 2,800)
3. Twelve months rent is to paid in advance, before the first of May every year.
4. The Lessee will pay a tenancy deposit equivalent to one month's rent to the Lessor. This deposit will be refunded to the Lessee when the contract has been completed/terminated on the condition that the property is in good, habitable and sanitary condition and all expenses incurred by the Lessee (e.g., electricity, water, garbage collection) have been settled.
5. The Lessee will undertake appropriate renovations to the premises that are commensurate with the value of one month's rent, with the Lessor's approval. To reflect the Lessee's contribution to renovation, the first year's rental payment will be for 11 months. This rental reduction is only applicable to the first year.
6. Therefore, on the 1<sup>st</sup> of May 2025 the Lessee will pay the Lessor, Thirty Thousand United States Dollars (USD 30,000) which will include 11 months' rent and a refundable tenancy deposit of Two thousand, Five hundred United States Dollars (USD2,500).
7. All payments to the Lessor should be made to the following bank account:
  - a. Bank: NCBA
  - b. Bank account holder: Blandina and Anthony Cheche
  - c. Bank Account number: 113676100014
  - d. Bank address: Amani Place, Ohio St, Dar Es Salaam, Tanzania
8. The Lessee is to pay withholding tax for the rental payments directly to the TRA on behalf of the Lessor.
9. The Lessee is to submit both the rent payment receipt and the TRA withholding tax receipt to the Lessor immediately after payment. And the Lessor will provide EFD receipt to the Lessee .
10. The Premise is leased without furniture.

11. Monthly rent is exclusive of any other charges associated with the property and/or its occupation such as, but not limited to, electricity, security, water, garbage collection as well as any other regulatory or local and national government charges. The Lessee is responsible for covering all such costs.
12. The Lessee is responsible for taking out appropriate property insurance on the Premises, to the Lessor's satisfaction, with sufficient coverage for relevant commercial and residential risks.
13. The only cost directly payable by the Lessor is property tax (land and house).

**THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS**

14. Not to assign or sublet any part of the Premises without prior written approval from the Lessor.
15. That the Premises will be used for residential purposes (by not more than three persons) and Media Advertising and Printing commercial activities. No other commercial activities are permitted.
16. To maintain the Premises in good, habitable and sanitary condition.
17. Not to make any alterations or additions to the residential part of the Premises without the written consent of the Lessor.
18. To permit the Lessor or his agent, at least two times a year, to inspect whether the Premises are kept in good condition and that the Lessee is in compliance with the lease agreement. The Lessor will notify the Lessee before the visit.
19. To settle all bills (electricity, water, other charges etc) during the term of the tenancy and to fully pay any debts prior to the termination of the contract.

**PROVIDED AND IT IS HEREBY AGREED AND DECLARED THAT**

20. If any part of the rent shall remain unpaid for thirty days after becoming due and payable, or if any other covenant or condition is performed or observed by the Lessee within thirty days, the Lessor shall have the right to enter the premises and terminate the lease with immediate effect.
21. Each party may terminate the lease by giving the other party notice in writing of the desire to do so, with three months notice.
22. All disputes arising from this agreement shall be settled through negotiation or arbitration in accordance with Tanzanian law

IN WITNESS WHEREOF, the parties have executed this agreement on the date set out against our respective signatures

SIGNED AND DELIVERED by the said

SIGNATURE



This day 20<sup>th</sup> of April 2025



LESSOR SIGNATURE

SIGNATORY NAME

POSTAL ADDRESS

Arshiny Acheffe  
P.O. Box 19919 Dar es Salaam

LESSEE SIGNATURE:  .....

SIGNATORY NAME: WEI WANG .....

ROLE: DIRECTOR

COMPANY NAME: META ADVERTISING LIMIT

POSTAL ADDRESS: P.O. BOX 32196 .....

