

LEASE AGREEMENT

This lease agreement is made this 1st day of February 2025

BETWEEN

HONEST AMANI LEMA of P.O. Box 22 Handeni Tanga (hereinafter the Landlord of the first part.)

AND

VANESA INTERGRATED FARMS of Dar es Salaam (hereinafter the tenant on the second part.)

WHEREAS,

- A. The landlord is the lawfully owner of Plot located at Handeni Tanga, Kwadizinga measuring 3 acres
- B. The said landlord is desirous of leasing the premises herein above shown for the rental payment herein below agreed to the tenant.
- C. The tenant has agreed to lease the said premises for the consideration herein below agreed.

NOW therefore this agreement witness as follows: -

1. In consideration of the rental payment of Tshs 2,000,000 per Month, for period of 5 years starting from 1 February 2025

All the payment shall be made in the circle above so as to acquire the said premise

2. This agreement is for the term of one year and it is agreed that after the lapse of the first four months the rent shall be paid every month.
3. Upon signing of this agreement, the Tenant shall pay rent in accordance to the agreed circles herein.
4. The Landlord covenants to the tenant as follows: -
 - a) As agreed on the terms if the tenant fulfill as agreed upon the tenant will occupy the premises without any disturbance from the landlord or the agent of the landlord.
5. The tenant covenant to the Landlord as follows: -
 - a) That before the last three month, the landlord must provide notice of three month is he wants to terminate the said contract, the same applies to the tenant


- he must provide a notice that he is no longer going to lease the said premises, failure to do so the contract shall continue to operate.
- b) To pay rental charges as herein above agreed.
 - c) The tenant is not allowed to sell any type of alcohol .
 - d) The tenant will be responsible n payment of the electrical bills, sewage expanses and waste collection.
 - e) The tenant will be responsible to keep the premises clean at all time
 - f) Not to carry out any alteration to the demised premises without prior written consent of the land lord
 - g) The tenant will be responsible to payment of 100 USD if he decides to terminate the agreement without prior notice also this will apply to the landlord
 - h) The tenant will be responsible to any damages or encumbrances caused by him.

6. It is hereby mutually agreed by the parted as follows: -

- a) That the landlord will handover the premises as soon the he receives the agreed amount of rent
- b) That if the tenant terminates the agreement without reasonable cause there will be no refund of the money paid as rent herein.
- c) The landlord also if terminates the agreement without reasonable cause the tenant will be entitles to a refund of 3 month rent.

IN WITNESS thereof the parties have put their hands on the date and year herein below shown:-

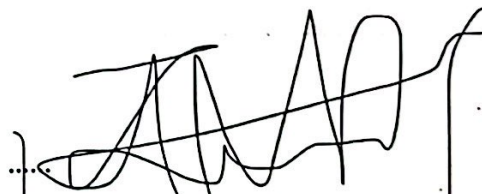
SIGNED and DELIVERED by
HONEST AMANI LEMA who is known to
 me personally/identified to me by
the latter be known to me
 Personally this 1st day of February 2025.



 Land lord

SIGNED and DELIVERED by
VANESA INTERGRATED FARMS who is known

 me personally/identified to me by
the latter be known to me
 Personally this 1st day of February 2025.



 Tenant

BEFORE ME





