

LEASE AGREEMENT



An agreement has been made between 01st January, 2025 to 31st December 2025
By **Mr Abdulkarim Abubakar Gurnah** of Magomeni mapipa (PLOT NO 28 KIZINGO HOUSE) DAR ES SALAM TANZANIA "here after Called" the landlord and **Gurnah Brothers Co. Limited**

1. THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:

- a) To pay the rent on the manner aforesaid Tshs 300,000 per month and Tshs 3,600,000 rent for Twelve months only.
- b) To pay to the authorities concerned as and when due or demanded the monthly bills for the supplies of electricity to the demised premises, the telephone services and the satellite Subscription and the sewage charges during and attributable to the period of occupation by the lessee and also for sanitary and refuse removals
- c) To keep the interior of the demised premises including plumbing and electrical installations and also the drainage in good tenant-able condition, and maintain the fixtures including the water tanks in an operational condition, fair wear and tear accepted
- d) To permit the lessor and his agent at all reasonable times of the day with or without workmen to enter upon the demised premise to view the conditions and to execute structural repairs, when necessary, under the covenant in clause 3 (b) of this lease.
- e) Not to make any alterations or additions to the demised premises without the prior written consent of the lessor.
- f) Not to assign, sub-lease or part with the possession or cease occupation of the demised premises or any part thereof during the term of the lease PROVIDED HOWEVER THAT occupation of the demised premises by any bonafide expatriate employee of the lessee shall not be deemed to be assigned, sub-lease or parting with the possession of the demised premises or any thereof.
- g) To use the demised premise for the purpose of Business only.
- h) To keep the surroundings of the demised premises, clean and tidy and to comply with all the municipal and health regulations applicable to the occupation of the demised premises.

- i) Not to use or permit to be used the demised premises in a way which would create nuisance or annoyance to the neighbors.
- j) To take adequate precautions against risks of fire.
- k) To yield up the demised premises with the fixtures at the expiration of earlier termination of the term hereby created in same good tenable state and condition as they are in at the commencement of the term with the exception of reasonable wear and tear

2. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:

- a) To pay all existing and future rates, assessments, impositions and outgoings which are payable by the lessor or which may hereafter be imposed or charged on the lessor in respect of the demised premises?
- b) To keep the exterior of the demised premises together with the roof, ceiling and main structure walls of the demised premises in good and tenable repair and conditions.
- c) That the lessee paying the rent here in before reserved and performing and observing the several covenants and stipulation herein on its part contained shall be entitled peacefully to hold and enjoy, he demised premise during the term hereby created without any interruptions by the lessor or any persons rightfully claiming under or in trust the lessor.

3. THE LESSOR AND THE LESSEE HEREBY MUTUALLY, AGREE AND DECLARE as follows:

- a) That this lease can be extended for a further period on terms and conditions to be mutually agreed by the parties.
- b) That if the rent hereby reserved or any there of shall at any time not be paid within one month of the due date or if the lessee shall at any time omit to perform or observe any stipulation on its part herein contained then the lessor may at any time thereafter enter upon the demised premises or upon the demised premises or upon any part thereof in the name of whole and henceforth the lease hereby created shall determine but without prejudice to any claim of the lessor in case of any antecedent breach of any of the lessee covenants contained.
- c) That if the demised premises shall be destroyed or rendered unfit or un-available for further occupation by fire though no fault of the lessee, this lease may at the option of the lessee be immediately terminated by notice in writing and the lessor shall

within thirty days of such termination refund to the lessee all advance rental payments in excess of the rental accrued to the date of termination.

- d) That the fee for preparation of this lease and the stamp duty thereof shall be payable by the lessee
- e) That any notice under this lease be in writing, notice to their party by the other shall be deemed to be sufficiently served in send by the registered mail at their respective postal address shown herein above.
- f) That the lease can be terminated by either party by giving to the either one month notice in writing and that the lessor shall refund to the lessee against the return of the possession of the demised premises all advanced rental payment in excess of the rental accrued to the end of the calender month in which the demised premises is vacated and the possession is offered to the lessor.

IN WITNESS WHEREOF the parties here to have executed these presents on the days and in Manner here-in after appearing;

SIGNED and DELIVERED by the said **ABDULKARIM ABUBAKARI GURNAH**

Who is identified to me by

..... the latter being known to me personally this

..... day of

Signature.....

Postal Address

Qualification

[Handwritten Signature]

P.O. Box 1625

Advocate



[Handwritten Signature]

LESSOR

SIGNED and DELIVERED by the said

Gurnah Brothers Co. Limited

By..... Being

Its dully authorized person who is known

By

The latter being known to me personally is..... Day of

Signature.....

Postal Address.....

Qualification

[Handwritten Signature]

P.O. Box 1625

Advocate



[Handwritten Signature]

LESSEE

STAMP DUTY
Shs 36,000/- collected
Receipt No. 9984/2007/773 Dated 17/01/2025
Regional - Manager Kinondoni Tax Region