

RENTAL AGREEMENT

THIS AGREEMENT made this 15th Day of June, 2025, by and between **ARUSHA FREIGHT & TRANSPORT AGENCY LIMITED** s, herein called

"Landlord," and **R. J FREIGHT LINE LIMITED**, herein called "Tenant." Landlord hereby agrees to rent to Tenant the dwelling

Located at Plot No 154, plot NO. 156, and Plot No 152 Street Name Rugaze, Mbweni Kinondoni Dar es Salaam under the following terms and conditions.

1. FIXED-TERM AGREEMENT (LEASE):

Tenants agree to lease this dwelling for a fixed term of **twenty year**, beginning **June 18, 2025** ending **17th June, 2045**. Subject to renewal AUTOMATICALLY, UNLESS either Tenants or Owners notify the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.

2. RENT:

Tenant agrees to pay Landlord as base rent the sum of \$ 4000 per month, due and payable yearly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before move-in.

3. FORM OF PAYMENT:

Tenants agree to pay their rent in the form of cash

4. RENT PAYMENT PROCEDURE:

Tenant agree to pay rental fee by cash depositing to the bank and submit paying slip to land lord .

5. RENT DUE DATE:

Tenant hereby acknowledges that late payment will cause Landlord to incur costs not contemplated by this

Rental Agreement. We allow for a 3-day grace period. In the event rent is not received prior to the 4th of the month, Tenant agrees to pay a \$25 late fee, plus an additional \$5

per day for every day thereafter until the rent is paid. Neither ill health, loss of job, financial emergency, or other excuses will be accepted for late payment.

6. BAD-CHECK SERVICING CHARGE:

In the event Tenant's check is dishonored and returned unpaid for any reason to Landlord, Tenant agrees to pay a returned check charge of \$25 AND accept whatever consequences there might be in making a late payment. If for any reason a check is returned or dishonored, all future rent payments will be cash or money order.

7. SECURITY DEPOSIT:

Tenants hereby agree to pay a security deposit of \$1500 to be refunded upon vacating, returning the keys to the Landlord and termination of this contract according to other terms herein agreed. This deposit will be held to cover any possible damage to the property. No interest will be paid on this money and in no case will it be applied to back or future rent. It will be held intact by Landlord until at least thirty (30) working days after Tenants have vacated the property. At that time Landlord will inspect the premises thoroughly and assess any damages and/or needed repairs. This deposit money minus any necessary charges for missing/dead light bulbs, repairs, cleaning, etc., will then be returned to Tenant with a written explanation of deductions, within 60 days after they have vacated the property.

8. CLEANING FEE

Tenant hereby agrees to accept property in its present state of cleanliness. They agree to return the property in the same condition or pay a \$200.00 minimum cleaning fee if the Landlord has to have the property professionally cleaned.

9. REMOVAL OF LANDLORD'S PROPERTY:

If anyone removes any property belonging to Landlord without the express written consent of the Landlord, this will constitute abandonment and surrender of the premises by Tenant and termination by them of this Rental Agreement. Landlord may also take further legal action.

10. UTILITIES:

R. J FREIGHT LINE LIMITED t will be responsible for payment of all utilities, telephone, gas, or other bills incurred. They specifically authorize Landlord to deduct amounts of unpaid bills from their Security

Deposits in the event they remain unpaid after termination of this agreement. The Landlord/Owner agrees to only pay water, garbage, and sewer bills.

SERVICES. Landlord shall be responsible for the following utilities and services in connection with the premises

- Water and sewer
- Garbage and trash disposal

Tenant shall be responsible for the following utilities and services in connection with the Premises:

- Electricity
- Gas
- Heating
- Telephone
- All other utilities and services not listed under the Landlords responsibility

R. J FREIGHT LINE LIMITED acknowledges that Landlord has fully explained to the Tenant the utility rates, charges and services for which Tenant will be required to pay (if any), other than those to be paid directly to the utility company furnishing the service.

12. NOTIFICATION OF SERIOUS BUILDING PROBLEMS:

Tenant agrees to notify Landlord immediately if roof leaks, water spots appear on ceiling, or at the first sign

of termite activity. Tenants also agree to notify the Owners immediately upon first discovering any signs of

serious building problems such as foundation cracks, a tilting porch, a crack in plaster, buckling drywall or

siding, a spongy floor, a leaky water heater, etc. If the tenant does not notify landlord in a prompt matter the

tenant may be held financially responsible.

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11. FULL DISCLOSURE:

The R. J FREIGHT LINE LIMITED signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is

Acknowledgement and he/she has received a signed copy of the Rental Agreement.

Name of land lord.....UPENDO AMAN..... on behalf of **ARUSHA FREIGHT & TRANSPORT AGENCY LIMITED**

Signature[Signature].....

Date: 18th day of June, 2025

Name of tenantMichael Joratu..... on behalf of **R. J FREIGHT LINE LIMITED**

Signature[Signature].....

Date: 18th day of June, 2025.

Witness

Name of witnessAMANI GUWA.....

Signature[Signature].....

Date: 18th day of June, 2025.

Attested by

Name of Advocate

.....
D S NGALO Advocate
P.O. Box 72349
Dar - es - Salaam



Signature

.....
D S NGALO

Date: 18th day of June, 2025

.....
D S NGALO Advocate
P.O. Box 72349
Dar - es - Salaam

