

## OFFICE LEASE AGREEMENT

This lease Agreement is prepared and signed at **SHINYANGA**, This...<sup>14<sup>th</sup></sup>..... Day of...~~NOVEMBER~~... 2025.

### **BETWEEN**

**SALUM SULEIMAN KHALFAN** of P.O.BOX **36398** DAR ES SALAAM, who shall later herein be referred to as "**lessor**" to be one party to this agreement

### **AND**

**GREEN LINE TANZANIA LIMITED** of P.O.BOX **36398** DAR ES SALAAM, who shall later herein be referred to as a "**Lessee**" to be another party to this agreement.

**WHEREAS**, the lessor who natural person, adult being of sober mind and the legal owner of **Plot No. 38 Block "20" House No.38** located at **KIGAMBONI** District street, **NYAKWALE** ward within **KIBADA** Municipality to be referred to as "Premises". And he willingly to lend his premises to the lessee based on the rent consideration to be stated in this agreement.

**AND WHEREAS**, the lessee is a body corporate registered under the Companies Act of 2002 with registration **No.189747292** do hereby willing to rent the premises on the rent to be stated herein and based on the terms and conditions stated herein.

**AND WHEREAS**, the parties herein have willing signified their consent to enter into this lease agreement and each party is willingly to perform his or her obligation based on the terms and **conditions of this agreement**.

**WHEREFORE:** This agreement witness as follows:


1. The Lessor hereby leases the Premises to the Lessee for a fixed term of **Five (5) Years**, commencing on the date of execution of this Agreement unless earlier terminated pursuant to this Agreement.
2. That, the lessor is willing to lease his premises to the lessor for the purpose of establishing her official premises and conduct his official businesses at the said premises at rent of one Million shillings only (**Tshs. 1,000,000/ =**) per month.
3. That, the lessee by signing this agreement acknowledges the receipt of six million only (**Tshs. 6,000,000/ =**) being the rent for six month accounting from the date when this agreement is executed.
4. That, the lessee is allowed to use the said premises for the administration activities, housewares, and parking yard for this plants, machines and equipment in accordance with the laws of the land.

5. That, the lessee shall ensure that always rents are paid on time and shall accord the lessee an opportunity to enter into the premises upon receiving a reasonable notice from the lessor.
6. The lessor is obliged to ensure that the lessee enjoys exclusive use of the premises and shall be responsible for repairing of some premises where they become subject to nature exhaustion and upon receiving a reasonable notice to that effect from the lessee.
7. The lessee shall not sublease, mortgage or assign his lease to another person without a prior written consent from the lessor and shall ensure that the premises are maintained to the status they were found in at the time of entrance of the premises.
8. The lessee shall pay all necessary government fees serve for the land rent and shall at his own cost secure all necessary permit and lincence without disturbing the lessor unless for some minor allowed issues.
9. In case of any despite between the two parties to this agreement, each part shall try its endeavors to ensure that amicable methods of dispute settlement are employ before taking any legal measure.
10. In case the amicable means of dispute settlement have failed, the party who wishes to take legal measure shall be at liberty to explore the forum with jurisdiction to entertain such matters.
11. This agreement shall be valid and continue to be valid unless any of the following events occur:
  - a) This agreement coming to an end by lapse of time.
  - b) Fundamental breach of the conditions herein,
  - c) Voluntary agreement of parties by at least 30 days' notice, or
  - d) By the court order and/ or the requirement of the law.
12. This agreement is governed by the Law of Contract of Act, Cap 345 R.E 2019, The Land Act, Cap 113 R.E 2019 and other laws of the land governing rental issues

**IN WITNESSES THEREOF:** the above terms and conditions, the parties hereto do hereby endorse their signatures, the manner and dates as evidenced hereunder:

**SIGNED and DELIVERED at SHINYANGA by the said SALUM SULEIMAN KHALFAN**  
 Who is known to me personally /introduced to me by SOUDDO MSHANDETE This... 14<sup>th</sup> Day of ... NOVEMBER ....., 2025.

  
 LESSOR

**BEFORE ME:**  
**NAME:** ELIZABETH LUHIGO  
**SIGNATURE:**   
**ADDRESS:** P.O BOX 11883 MIWANZA  
**QUALIFICATION:** ADVOCATE  
**DATE:** 14<sup>th</sup> NOVEMBER 2025



**SIGNED and SEALED** by the seal of  
**GREEN LINE TANZANIA LIMITED**

Who is known to me personally /introduced to me by  
SINDO MSHANDETE. This... 14<sup>th</sup> Day of NOVEMBER....., 2025.

[Signature]

LESSEE



**BEFORE ME:**

NAME: ELIZABETH LUTHIGO

SIGNATURE: [Signature]

ADDRESS: P.O BOX 11883- MWANZA

QUALIFICATION: ADVOCATE

DATE: 14<sup>th</sup> NOVEMBER 2025

