

LEASE AGREEMENT

This Lease Agreement ("Agreement") is entered into this 1st day of March 2025, by and between:

Lessor (Landlord): Martha Emmanuel Mbiha, acting on behalf of her late husband, Mr. Emmanuel Reuben Mbiha, whose estate holds the title to the property.

Lessee (Tenant): AVJ Water Treatment Ltd, represented by Jitendrakumar Radhelal Sharma, Director.

Property:

- **Location:** Plot Number 7, Block EE, Area Six, Morogoro Municipality.
 - **Description:** A storage structure measuring 30x15 square meters, hereafter referred to as the "Demised Premise."
-

1. Lease Term:

The lease will commence on **January 1, 2025**, and will expire on **June 30, 2026**, a total of **18 months**.

2. Rent:

- The monthly rent for the Demised Premise is **US \$100**.
- The total rent for the entire lease period is **US \$1,800** or **4,680,000 Tanzanian Shillings (Tsh)**.
- **Payment Schedule:**
 - The Lessee shall pay **half of the total rent before June 30, 2025**, and the remaining half before **June 30, 2026**.

3. Use of Premises:

- The Demised Premise shall be used **exclusively for the business purpose of processing of bottled water**.
- The Lessee shall not change the use of the Demised Premise or remove any items without the prior written consent of the Lessor.

4. Eviction:

- The Lessor agrees not to evict the Lessee before the expiry of the lease term, provided that the rent is paid as agreed and the Lessee complies with the terms of the lease.

5. Repairs:

- The Lessee shall be responsible for the **maintenance and repair** of any damages caused by their activities or negligence. However, the Lessee will not be responsible for damages caused by **natural calamities**.

6. Cleanliness:

- The Lessee must maintain the premises in accordance with **environmental, health, and Tanzanian laws** related to cleanliness.

7. Right of Inspection:

- The Lessor or their authorized agent may inspect the Demised Premise upon providing **24 hours' written notice** to the Lessee.

8. Termination:

- The lease will automatically terminate at the end of the agreed term, unless the Lessee provides **written notice** at least **one month before the expiration** to request a renewal, which must be agreed upon by the Lessor.

9. Surrender of Premises:

- Upon the expiration of the lease term, the Lessee shall return the Demised Premise to the Lessor in its original condition, free of damage, except for reasonable wear and tear. The Lessee is responsible for any **willful damage**.

10. Dispute Resolution:

- Any unresolved disputes arising from this Agreement shall be resolved by the appropriate **Tribunal or Court of Law** in Morogoro region, Tanzania.

11. Property Sale and Transfer:

- In the event that the Lessor sells the property to another individual or company during the term of this lease, the new owner will be **obligated to honor the existing rent agreement** for the remaining period of the lease (2025 & 2026). The Lessee shall not be responsible for any payments beyond the terms initially agreed upon.

12. Execution:

This Agreement is executed in two copies, one for the Lessor and one for the Lessee.

SIGNED AND DELIVERED
By the said MARTHA EMMANUEL
MBIHA
(Lessor)
Signature



This 1st Day of March 2025

SIGNED AND DELIVERED
By the said JITENDRAKUMAR RADHELAL
SHARMA
(Lessee - Director)

AVJ WATER TREATMENT LIMITED



DIRECTOR

Signature and stamp (company seal)
This 1st Day of March 2025

Both parties hereby acknowledge and agree to the terms of this Lease Agreement as set forth above.

**THE LAND REGISTRATION ACT
(CAP 334)**

**APPLICATION BY LEGAL PERSONAL REPRESENTATIVE
(Made under Section 67)**

**PLOT NO: 7
BLOCK: "EE"
LOCATION: MWANANCHI AREA
MOROGORO MUNICIPALITY**

I, MARTHA EMMANUEL MBIHA of P.O. BOX 2134, MOROGORO.

Do hereby **INDEMNIFY** the Morogoro Municipality/ Land officers against any liability which may be incurred regarding to the declaration I made in Relation to;

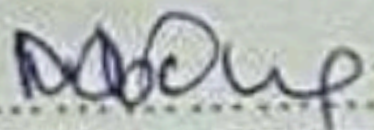
- **Transfer of the Right of Occupancy over Plot No.7 Block "EE" Mwananchi Area Located within Morogoro Municipality.**
- **The transaction is related to the Administration of the estate of the Late EMMANUEL REUBEN MBIHA over Plot No.7 "Block. "EE" MWANANCHI AREA within Morogoro Municipality.**

I, DOHEREBY further declare that I shall at any time be responsible in any happenings regarding to the Transaction hereof.

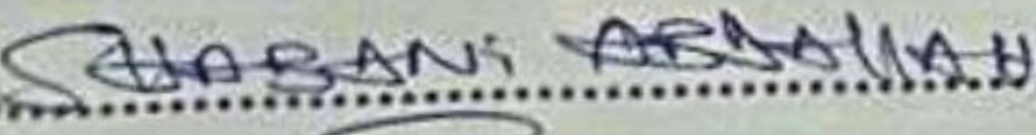
VERIFICATION

What is stated above is true to the best of my own knowledge and belief.

Declared at Morogoro by the said
MARTHA EMMANUEL MBIHA
Who is known to me personally/
Identified to me by.....
The latter being known to me
Personally
This 07th day of February, 2024


SIGNATURE



Witness's: 

Signature:.....

Postal Address:.....

Qualification:.....

COMMISSIONER FOR OATH

