

LEASE AGREEMENT

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

1. The Lessor:

Name: *Gaudencia Kassangala*
Address: P.O. Box 77550, Dar es Salaam, Tanzania
(Hereinafter referred to as "the Lessor")

AND

2. The Lessee:

Name: *Aleng Electrical Engineers (T) Limited*
Address: P.O. Box 1559, Dar es Salaam, Tanzania
(Hereinafter referred to as "the Lessee")

The Lessor and Lessee are collectively referred to as "*the Parties*" and individually as a "*Party*."

1. Premises

The Lessor hereby leases to the Lessee the office premises located at:
Plot No. 459, Haile Selassie Road, Oysterbay, Dar es Salaam, Tanzania
(hereinafter referred to as "*the Premises*").

2. Term

This lease shall commence on **1st August 2025** and continue until **31st July 2029**, unless renewed or terminated earlier in accordance with this Agreement.

3. Rent

- 3.1 The Lessee shall pay to the Lessor a monthly rent of **United States Dollars One Thousand Five Hundred (USD 1,500)**.
3.2 Rent shall be payable **in advance on or before the 5th day** of each calendar month.
3.3 Payments shall be made via bank transfer or any other method agreed upon by both Parties, to an account designated by the Lessor.

3.4 The rent amount is **exclusive of utility charges and government levies**, which shall be borne by the Lessee.

4. Security Deposit

- 4.1 Upon signing this Agreement, the Lessee shall pay a **security deposit equivalent to two (2) months' rent**, amounting to **USD 3,000**.
4.2 The deposit shall be refunded at the end of the tenancy, provided that the Premises are returned in good and tenantable condition, reasonable wear and tear excepted.

5. Use of Premises

5.1 The Lessee shall use the Premises **solely for office purposes** related to the operations of *Aleng Electrical Engineers (T) Limited*.

5.2 The Lessee shall not use the Premises for illegal or unauthorized activities or sublet the property without prior written consent from the Lessor.

6. Maintenance and Repairs

6.1 The Lessee shall maintain the interior of the Premises in good and clean condition.

6.2 The Lessor shall be responsible for major structural repairs, while the Lessee shall cover the cost of minor repairs and day-to-day maintenance.

6.3 Any damage caused by negligence or misuse by the Lessee shall be repaired at the Lessee's expense.

7. Utilities and Services

The Lessee shall be responsible for all utility costs associated with the Premises, including but not limited to electricity, water, internet, and cleaning services.

8. Alterations and Improvements

The Lessee shall not make alterations, additions, or improvements to the Premises without the prior written consent of the Lessor. Any approved improvements shall become the property of the Lessor upon termination, unless otherwise agreed in writing.

9. Termination

9.1 Either Party may terminate this Agreement by giving **three (3) months' prior written notice**.

9.2 The Lessor may terminate the lease immediately in the event of:

- Non-payment of rent for two consecutive months, or
- Breach of any material provision of this Agreement.

10. Inspection

The Lessor reserves the right to inspect the Premises at reasonable times upon giving at least 24 hours' prior notice to the Lessee.

11. Renewal

The Lessee may apply for renewal of the lease at least **three (3) months prior to expiration**. Renewal shall be subject to mutual agreement, which may include revised terms and rental rates.

12. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania.

13. Entire Agreement

This Agreement constitutes the entire understanding between the Parties and supersedes all prior discussions or agreements. Any amendment must be made in writing and signed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease Agreement on the date first above written.

Signed by the Lessor:

Name: GAUDENCIA KASSANGALA
Signature: *Gassangala*
Date: 01 August 2025

Signed by the Lessee (for Aleng Electrical Engineers (T) Limited):

Name: FIDELIS MNYANYI
Title: DIRECTOR
Signature: *Fm*
Date: 01 August 2025

I, the undersigned Advocate, hereby certify that this Lease Agreement has been executed voluntarily by both Parties, who acknowledged understanding of its contents and obligations.

Advocate Name: SHIZA AHMED JOHN
Signature: *Shiza*
Date: 14th November, 2025

Stamp:

