

## LEASE AGREEMENT

**THIS CONTRACT** is made this 1<sup>st</sup> day of January 2025

**ZAINAB YUSUF MWENDA**, of P.O.BOX 16493, Dar es Salaam with whom under this contract he will be known as a **LANDLORD**

**AND**

**GOLDENPOT LIMITED**, of P.O.BOX 21525 Dar es Salaam (with whom under this contract will be known as a 'TENANT')

BECAUSE THE **LANDLORD** is the owner of the FRAME located at **Mivumoni** Ward – **Madale**, District – **Kinondoni**, and Region **Dar es salaam**

### THIS AGREEMENT WITNESETH AS FOLLOWS:

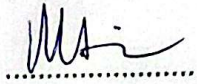
1. That the term of this contract is for year, and as per the agreement between the LESSOR and the **TENANT** this contract is renewable.
2. That the LESSEE will pay the agreed rent for that Frame to the tune of TSH **4,500,000/=** per month, and the **TENANT** will pay TSH **54,000,000.00 /=** as rent for Twelve (12) months.
3. That the **LANDLORD** agreed to have received TSH **54,000,000.00 /=** from the **TENANT** as the agreed rent for Twelve months, that is to say the agreement is from 1<sup>st</sup> January, 2025 to 31<sup>th</sup> December 2025.
4. That all Electricity and water bills will be covered by the **TENANT**, and all receipt must be kept in order to avoid any inconveniences.
5. That the **TENANT** in case fails to pay the rent for three months consecutively the contract will be terminated without any notice.
6. That in case the Frame is required by the **LANDLORD** for any reason including development, the LESSOR will provide one month notice to the **TENANT** to hand over the property to the **LANDLORD**.
7. That in case the **TENANT** wish to vacate the premises he is required to give one month notice to the **LANDLORD**.
8. That the **LANDLORD** has handed over to the **TENANT** the Frame which is in good condition. The same to the **TENANT** he is required to hand over the same after the lapse of his contract in good condition to the **LANDLORD**.

9. That the **TENANT** is required to observe cleanliness and the entire infrastructure found in the premises, in case of any breach to the same the **TENANT** shall be liable for maintenance.

**IN WITNESS HEREOF** the parties here set their respective bands here in the manner an on the dates here after appearing

**SIGNED** and **DELIVERED** by the said:

who is known to be personally identified to me by .....  
..... the latter



LANDLORD

being known to me personally this...  
1<sup>st</sup> .... Day of.....January...2025

Before Me: Name VERONICA VICTOR TESTA  
Signature [Signature]  
P.O.BOX 6917 - DSM  
Qualification ADVOCATE



Signed and Delivered By the Said:

**GOLDENPOT LIMITED,**

Who is known to be personally identified to me by  
..... the latter

Being known to me personally this ...  
1<sup>st</sup> .... Day of.....January...2025



TENANT