

**THE REGISTRATION OF DOCUMENTS ACT  
CAP 117**

**LEASE AGREEMENT**

BETWEEN

**MR. JOSEPH K. MTEBE**

AND

**ICON HOLDING LIMITED**

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FOR LEASE OF HOUSE WHICH LOCATED  
AT PLOT No. CK, BLOCK No. R, HOUSE No. 17  
NYAMALEMBO AREA, KATOMA WARD,  
COMPOUND STREET,  
GEITA REGION.

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*Joseph K. Mtebe*

*J. Mtebe*

**THE REGISTRATION OF DOCUMENTS ACT**  
**(CAP 117)**  
**LEASE AGREEMENT**

**THIS LEASE AGREEMENT** is made at Dodoma within the Republic of Tanzania on this **20<sup>th</sup> of March day of, 2023.**

**BETWEEN**

**Mr. Joseph K. Mtebe** of P. O. Box 139 Geita (hereinafter referred to as "the LESSOR", which expression shall, where the context so admits, include his assigns, executors and other successors in title) of the one part and the location of the house is at Nyamalembo, Mtakuja ward, Compound street.

**AND**

**ICON HOLDING LIMITED**, of P. O. Box 800, GEITA, (hereinafter referred to as "the LESSEE" which expression shall, where the context so admits include its assigns, executors and other successors in title) of the other part.

**WHEREAS**, the LESSOR is the owner of all those premises known as House situated at **Nyamalembo, Mtakuja ward, Compound street, Geita Town.**

**AND WHEREAS** the LESSOR has agreed to let the demised premises referred hereinabove on the terms and conditions hereinafter contained.

**1. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:**

- (a) The Lessor hereby demises unto the Lessee the demised premises to hold the same for a period of 6 (Six) years commencing on the, 23<sup>rd</sup> Day March, 2023 (hereinafter called effective date) TO 23<sup>rd</sup> Day February, 2029 (Renewable by mutual agreement) at one year rent of **TZS. 8,000,000/=** (Eight Million Tanzania Shillings) Payable in Tanzanian shillings only.
- (b) House and its contents should be kept clean. In case of damage, repair is mandatory before abort the contract. The LESSEE will deposit TZS. 500,000/= to the LESSOR Bank account in case of any damage of the house appliances before commencing this contract.



(c) One month notice is to be provided with both sides a lessor or a lessee in case one side terminates the contract.

## 2. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

(a) To keep the main structure, roof, drainage system, sewer system, walls and all other exterior parts of the house and building comprised in the demised premises in good repair.

(b) To insure and keep insured, at the Lessor's discretion, the demised premises against loss or damage by fire or such other risk as are commonly insured in Tanzania. In case demised premises are damaged by fire, water, thunderstorm etc., and becomes temporarily or permanently unfit for human inhabitation the Lessor shall refund the rental for the concerned period provided the Lessee has vacated upon the happening of such an event.

(c) The Lessor and/or his agents shall not be liable for any damage or Robbery to any personal belongings or personal injury or personal life of the Lessee and/or the occupants of the demised premises.

(e) The Lessee shall be responsible for safekeeping of his person belongings.

## 3. PROVIDED ALWAYS THAT IT IS HEREBY MUTUALLY AGREED AND DECLARED AS FOLLOWS:

(a) The agreed rent is subject to review after every twelve Months as agreed between both the parties.

4. Mode of payment should be made by either Crossed Cheque or Telegraphic Transfer to:-

**BENEFICIARY : MR. JOSEPH K. MTEBE**

**BANKERS: NAME : NMB PLC LIMITED (SHINYANGA BRANCH)**

**CURRENCY : TZS. (TANZANIA SHILLINGS)**

**ACCOUNT : 30701602174**





IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR HANDS AND SEALS the day year first above written.

SEALED with the COMMON SEAL of the said JOSEPH K. MTEBE

And DELIVERED before us this 15 day of July 2023.

*Joseph K. Mtebe*

LESSOR

Name: JOHNSON BUJIKU

Signature: *[Signature]*

Address: 232 GEITA

Designation: DALALI

SIGNED and DELIVERED by the said ICON HOLDING LIMITED

Who is known to me personally/identified To me by ..... later being

Known to me personally in my presence this 15 day of July 2023.

*[Signature]*

LESSEE

Name : VENANCY NDIRILA

Signature : *[Signature]*

Postal Address : P.O BOX 232 GEITA

Designation : NDIRIGWA MKURUGENZI



*Joseph K. Mtebe*

*[Signature]*