

# LEASE AGREEMENT

**LANDLORD:** RHODODENDRON INVESTMENT COMPANY LIMITED  
P.O.BOX 38556  
DAR ES SALAAM.

**TENANT:** FLYING DANDELIONS COMPANY LIMITED  
P.O.BOX  
DAR ES SALAAM.

TENANT TIN NO:193-321-283

**PROPERTY:** GODOWN AND ROOM AT PLOT NO P60016. BLOCK"-".  
VUMILIA UKOONI ,KISARAWA II ,KIGAMBONI.DAR ES SALAAM.  
**PROPERTY SIZE:** GODOWN NO.2 and RESIDENCE ROOM NO.301

**RENT:** TZS: 4,100,000/=per month VAT inclusive.

**PERIOD:** period is for ONE YEAR From 17/02/2026To 17/02/2027

**PAYMENT:** payment is the sum of  
TZS:49,200,000/=is paid at the time of signing the contract

## 1. THE TENANT'S COVENANTS:

The Tenant hereby covenants with the Landlord as follows:-

a)To pay the rent hereby reserved on the days and in the manner and in the currency aforesaid.

b)To pay the suppliers thereof all charges for electricity Including meter rent (if any)used in the demised premises as well as sewerage,sanitation and conservancy charges with effect from the date the Tenant shall enter into occupation of the demised premises.

c)To pay all the taxes

d)To keep the outside and the interior of the demised premises and the appurtenances thereof including doors,windows,floors,ceiling,all glasses in the doors and windows,waste water drains and other pipes and sanitary water apparatus therein and other outbuildings,structures and erections as well as fixtures,fittings, equipment and appliances therein in good substantial repair and condition throughout the term(fair wear and tear and damage by accidental fire,tempest or inevitable accident excepted)and to replace the Landlord's fixtures, fittings,appliances and equipment that may be damaged or become damaged beyond repair during and at the expiration or sooner determination of the said term.

e) Not to make any structural alterations in or additions to the demised premises without the Landlord's written consent:provided that such consent shall not be unreasonably withheld.

f)To comply with the local authority regulations relating to the demised premises.

g)To permit the Landlord or her duly authorized surveyor or agent upon the demised premises and make an inventory of the Landlord's fittings, fixtures,equipment and appliances therein.

h)To use the demised premises for industry related purposes

i)At the termination or sooner determination of the term hereby created to yield up the demised premises together with all fittings,fixtures, equipment and appliances (if any)in such good,tenantable repair and condition as the demised premise were in at the time of the execution of the Agreement(fair wear and tear excepted)

## 2. MISCELLANEOUS

Provided always and it is hereby declared as follows:-

a) In the event of the demised premises or any part thereof being damaged or destroyed by fire during the continuance of the term hereby reserved or a fair proportion thereof according to the extent and nature of the damage sustained,the lease shall be suspended until the demised premises shall again be rendered fit for occupation and use.

b)If the rent hereby any part thereof shall be unpaid and if there shall be any breach,non performance or non observance by the Tenant of any part of the covenants and conditions herein before contained it shall be lawful for the Landlord at any time thereafter to enter upon the demised premises,and this demise shall absolutely determine without prejudice to any right of action or remedy of the Landlord in respect of any breach of the covenants by the Tenant herein before contained.

c)If either party shall desire to determine the term hereby granted,the party shall give the other party two months previous notice in writing or the equivalent rent in lieu of notice and in that case the Tenant shall up to the time of such determination pay the rent and in case either party shall perform and observe all the covenants on their part herein before reserved and contained,then immediately on the expiration of such notice the present demise and everything herein contained shall cease and determine but without prejudice to the rights and remedies of either party against the other in respect of any antecedent claim or breach of contract

e) If the Tenant shall be desirous of taking a new lease of the demised premises after the expiration of the term hereby granted they shall deliver to the Landlord or leave or send by registered post to their last known address in Tanzania notice in writing of not less than one month before the expiration of the term hereby granted and the rent that the parties hereto shall have mutually agreed but subject in all respects to the same terms and conditions herein contained the present clause excepted.

IN WITNESS WHEREOF the parties hereto have signed the lease in the manner and on the day and year hereinafter appearing.

SIGNED & DELIVERED by

**RHODODENDRON COMPANY LIMITED**

who is personally known to me  
Known to me this 17 day of 02 2026  
at DAR ES SALAAM.

Signature: [Handwritten Signature]  
Qualification: LANDLORD



BEFORE ME:

Name: [Handwritten Name]

Signature: [Handwritten Signature]  
Qualification: NOTARY PUBLIC



SIGNED & DELIVERED by

**FLYING DANDELIONS COMPANY LIMITED**

who is personally known to me  
Known to me this 17 day of 02 2026  
at DAR ES SALAAM.

Signature: [Handwritten Signature]  
Qualification: TENANT



BEFORE ME:

Name: [Handwritten Name]

Signature: [Handwritten Signature]  
Qualification: NOTARY PUBLIC



THE UNITED REPUBLIC OF TANZANIA  
MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



LEASEHOLD TITLE DSMT1082538

Date Registered: 04-Jul-2025, 13:35

Parent Title: DSMT1081035



*Ashtu*

REGISTRAR OF TITLES  
(04-Jul-2025)

**I. REGISTERED LESSEES**

This is to certify that below listed 1 (one) person is entitled to the Leasehold under Single Tenancy from the 1<sup>st</sup> day of April 2025 to 31<sup>st</sup> day of March 2123:

Date of Registration/ Filed Doc. Number	Lessee details
04-Jul-2025, 13:35/ DSMF0037862	RHODODENDRON INVESTMENT COMPANY LIMITED of P.O. BOX 30556, Kigamboni, Dar es Salaam

**II. REAL PROPERTY**

The below General Land, consisting of 1 (one) land parcel, is granted in whole under this Leasehold title:

District:	Kigamboni
Located in:	Vumilia Ukooni, Block -, Plot Number PG0016 with total area 32,232.00 Square Metres
Use:	Industrial (Light, Medium, Heavy and Service), Use Group(s) and Use Class(es) M (b);

**III. CONDITIONS**

1. The Occupier having accepted the terms and conditions of the Right as prescribed by the Land Act and the regulations made thereto, shall thereafter pay annual rent in advance on the first day of July in every year of the term without deduction PROVIDED that the amount of rent payable may be revised by the Commissioner.
2. The land is general land and shall be used for Industrial (Light, Medium, Heavy and Service) purposes only. Use Group(s) and Use Class(es) M (b); as defined in Urban Planning (Use Groups and Classes) Regulation, 2018.
3. The President may revoke the Right for good cause or in public interest.
4. See original Lease Agreement.
5. All other conditions prescribed under any Law or Regulations.

**IV. DISCLAIMER**

The contents of this Leasehold Title do not disclose information related to encumbrances attached to the Certificate. Any person intending to acquire estate or interest in the land shall enquire to the Registrar of Titles for an Official Search so as to satisfy as to the existence of any encumbrances.

