

The Land Act (cap.334)

LEASE AGREEMENT

BETWEEN

LESSOR: **FAHIMA DAWOOD**

AND

LESSEE: **SIX OCEAN INDUSTRIES LIMITED**

The Land Act (cap.334)

LEASE AGREEMENT

1. ARTICLE 1

DEFINITIONS

“Agreement” means this Lease Agreement between the **Lessor** and the **Lessee**
Dated this 18TH day of JUNE 2025.

“Lease Period” means the period of lease which is TWELVE MONTHS from the date of signing of the lease;

“Parties” mean the signatories to this Agreement;

“Rent” means the ANNUAL rent paid on the premise annually compounded annually or in pre-agreed installments (OF SIX MONTHS); subject to changes as **Lessor** shall think reasonable.

“Tzs” means the currency of the United Republic of Tanzania; and

1.1.1 References to the singular include when the context so admits, references to the plural and vice versa and references to Clauses and Annexes are references to Clauses of and Annexes to this Agreement.

1.1.2 Words importing the masculine gender shall include the feminine gender and vice-versa and words importing persons shall include companies.

1.1.3 If any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or not enforceable in any respect, such Invalidity, illegality or non-enforceable provision shall be deemed never to have been contained herein.

1. ARTICLE 2

THE LEASE

1.1.1 The **Lessor** hereby demises onto the **Lease Premises** for a period of **TWELVE MONTHS** payable for **TWELVE** months commencing from **18TH** day of **JUNE 2025** to **18TH** day of **JUNE 2026**, upon expiry of the **Lease Period** hereby created, the **Lessee** shall have the option to renew the same for a further period on the terms and conditions to be agreed upon by both parties.

2. ARTICLE 3

RENT PAYABLE

2.1.1 In consideration of the Lease stated hereinabove, the Lessee shall pay **Monthly Rent of (Tzs.500, 000/=) shillings only** compounded to **(6,000,000/=) shillings only**.

2.1.2 If tenant or landlord wish to terminate this contract all notices should be given to either parties three month before the end of the leasing period

3. ARTICLE 4

THE LESSEE'S COVENANTS

4. The Lessee hereby covenants to the **Lessor as follows** The Premises upon this agreement shall be located Region **Dodoma, District Dodoma CBD, Ward Tambukareli, Postal code 41104, Street Tambukareli, Road Tambukareli, Plot number 41, Block number CBP, House number NIL**

- 4.1.1 to pay during the said term the Rent for stated punctually without any deduction except in respect of withholding tax and manner aforesaid;
- 4.1.2 at all times to keep the said premises and it environment clean and preserved moreover electrical appliances, fittings, paint work, and all other conveniences belonging thereto in good working order, repair condition throughout the lease period reasonable wear and tear allowed;
- 4.1.3 to keep the said **Lease Premises** in good tenantable repair and comply to the Municipal and health Regulations relating to the Lease premises;
- 4.1.4 leased premises are for residential and storage purpose only and any agreed legal purpose as may be agreed later
- 4.1.5 no structural changes should be made without written or oral permission from the owner

Lessor,

SIGNED and DELIVERED in the presence of us, this 18TH day of JUNE2025.

Name: **FAHIMA DAWOOD**

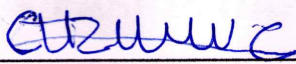
Signature: 

Lessee,

SIGNED and DELIVERED in the presence of us, this 18TH day of JUNE2025

Name: **SIX OCEAN INDUSTRIES LIMITED**


Director: **JESTINA THADEO MUTTA**

Signature: 

Address: **P.O BOX 409, DODOMA**

In the Presence of,

Name: MWAJUMA CHOGGY

Signature: 

Address: 700B - DAR-ES-SALAAM

Qualification ADVOCATE



For official use only



START OF LEGAL RECEIPT

M S C LEGAL CONSULTANCY
P O BOX 78013 DSM
STREET KIPATA
TEL 746276979
TANZANIA

TIN 101757137

URN 400381735
SERIAL NUMBER 0017443000493

UIN 01181M
1012641491017571370017443000493



TAX OFFICE ILALA



CUSTOMER NAME
CUSTOMER ID TYPE BUYER'S TIN
CUSTOMER ID 10604445?

RECEIPT NUMBER 2139
ZNo 1/0733
DATE 20-06-2025 TIME 17:53:24

ECR: 01 OP: 01
LEGAL SERVICE 10'000.00 0

TOTAL EXCLUSIVE OF TAX 8'474.58

TAX A-18.00% 1'525.42

TOTAL TAX 1'525.42

TOTAL INCLUSIVE OF TAX
10'000.00

CASH 10'000.00
ITEMS NUMBER 1

RECEIPT VERIFICATION CODE
C068432139



*** END OF LEGAL RECEIPT ***

Changamoto kwenye risiti pia
hure TRA 0000700254/000070253

