

THIS LEASE AGREEMENT is made this 17th day of February 2015

BETWEEN

RUKIA ANTHUKANI SHUNDA of P.O. Box 86, Mirua, Siaya County Kenya
hereinafter referred to as the "LANDLORD" and it is understood that the
content of about shall include its full and complete terms and
LEASE AGREEMENT

AND

FOUNDATION BUILDERS PARTNER COMPANY LIMITED a company
registered under the Companies ACT (Cap. 497) of Kenya
2015, the said company hereinafter referred to as the "TENANT" which
captioned herein as **RUKIA ANTHUKANI SHUNDA**
the other part.

AND

FOUNDATION BUILDERS PARTNER COMPANY LIMITED

the land subject the terms and conditions hereinafter set forth
NOW THEREFORE, the LANDLORD and the TENANT
ENTIRELY VOLUNTARILY AGREED AS FOLLOWS:
1. This lease agreement shall be for a term of 100 years
commencing from 17th February 2015 and shall terminate on the 17th
February 2115.

THIS LEASE AGREEMENT is made this 24th day of January 2026

BETWEEN

RUKIA ANTHUKANI SHUNDA of P. O Box 86, Mbozi, Songwe Region (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

FOUNDATION BUILDERS PARTNER COMPANY LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 71908, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of Plot at Bupigu area, Ileje District, Songwe District: Songwe Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall
 - a) That this lease agreement will be for a term of Ten (10) years, starting from 1st February, 2026 and as witnessed in the Lease Agreement between **RUKIA ANTHUKANI SHUNDA** and

FOUNDATION BUILDERS PARTNER COMPANY LIMITED

which will be reviewed after every three years periods.

b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 300,000 only , payable in advance for a period of every twenty four months with effect from 4th January, 2026

2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Three years.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said

.....who is identified to me by

.....The latter

Being known to me personally in my presence

This 24th day of January 2026



LANDLORD


SIGNED AND DELIVERED at Dar es Salaam by the said

.....who is identified to me by

.....The latter

Being known to the personally in my presence

This 24th day of January 2026



TENANT

