

## LEASE AGREEMENT

LANDLORD: CHARLES RICHARD KOMBE

TIN - 101-612-392

P.O.BOX 31578

DAR ES SALAAM.

TENANT: S3 INTERNATIONAL (T) LIMITED

P.O.BOX 66610

DAR ES SALAAM.

PROPERTY: PLOT No 62 BLOCK WAZO Area, Dar es Salaam region

RENT: Tshs 800,000 Per month for a period of 60 months.

PERIOD: lease period is for five years (60 months).

PAYMENT: Payment for the period of one year (12months) is made at the date of signing of this agreement and payment for the remaining four years (48 months) is made once in a year.

### 1. THE TENANTS COVENANTS:

The Tenant hereby covenants with the Landlord as follows:-

- a) To install a 10 feet Cement brick Fence/ Perimeter wall around the property. The wall shall be of Ten meters on the east, Two meters of the West, and Three meters of the south and Four meters of the north.
- b) To install the ceiling roof on the house located on the premises.
- c) To renovate toilets and bathrooms on the building located on premises
- d) To clear the road leading into the premises and make sure it this fit for general use.
- e) To install a three phase electricity power system into the premises.
- f) To pay the rent hereby reserved on the days and in the manner and in the currency aforesaid.
- g) To cover the costs of installing a water from the city supplier (DAWASCO) into the Premises.
- h) To pay the suppliers thereof all charges for telephone, 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 the demised premises.
- i) The Tenant shall use for his activities only the water obtained from the bored hole located in the premises.

- j) 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, equipments 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 accepted) 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.
- k) 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.
- l) To use the demised premises for manufacturing related purposes.
- m) Not to do or permit to be done upon the demised premises or any part thereof anything that may be or become a nuisance, annoyance, damage or inconvenience to the landlord, neighbors or occupiers of the property in the neighborhood or in any way interfere with the quiet occupation or comfort of the neighbors.
- n) To comply with the local authority regulations relating to the demised premises.
- o) Not to assign, sublet or part with possession of the demised premises or any part thereof without the previous consent in writing of the landlord: provided that possession and/or occupation of the demised premises by any person by reason of such person being an employee of the Tenant shall not be deemed to constitute an assignment or subletting thereof.
- p) 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.

## **2. LANDLORD'S COVENANTS:**

The landlord hereby covenants with the Tenant as follows:

- a) To permit the TENANT paying the rent hereby reserved and performing and observing the covenants and stipulations herein contained on their part, to peacefully hold and enjoy the demised premises during the term hereby created without any interruption by the LANDLORD or any person rightfully through, under or in trust for the LANDLORD.

## **3. MISCELLANEOUS**

Provided always and it is hereby declared as follows:-

- a) Three month prior to the expiration of the lease, upon notice issued by the Landlord to the Tenant, the parties shall make a joint inspection of the premises to


identify any defects and any damage required to be made good by the tenant prior to handing over of the premises.

- b) 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.
- c) If the rent hereby reserved or any part thereof shall be unpaid (whether formally demanded or not) 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.
- d) If either party shall desire to determine the term hereby granted, the party shall give the other party three 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 two months 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 accepted.

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

SIGNED & DELIVERED by

(CHARLES RICHARD KOMBE) who is personally known to me this ..... day of January, 2024 at Dar es Salaam.

Signature:  .....

Address: Box 31578 DSM .....

Qualification: LANDLORD.

SIGNED & DELIVERED by  
THANUBODDI VENKATA REDDY  
(Director at S3 INTERNATIONAL (T) LIMITED)

Who is personally known to me this ..... day of January 2024 Dar es Salaam.

Signature: *Th. Reddy*

Address: ..... 66610

Qualification: TENANT.



02/01/2024  
06879395

IN WITNESS OF

Name: *Raju KATTA POERU*

Signature: *Raju*