

# **RENTAL AGREEMENT FOR LANDED PROPERTY**

**BETWEEN**

**JOSEPH DAUDI MUSHI**

**AND**

**TOPMIX COMPANY LIMITED**



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## RENTAL AGREEMENT FOR LANDED PROPERTY

This Rental Agreement is made and entered into on this 01 day of 05 2026.

### BETWEEN

**JOSEPH DAUDI MUSHI**, of P.O. Box 1704, Dodoma, United Republic of Tanzania, hereinafter referred to as "THE LANDLORD" (which expression shall where the context so admits include his heirs, legal representatives and assigns);

### AND

**TOPMIX COMPANY LIMITED**, of P.O. Box 2226, United Republic of Tanzania, hereinafter referred to as "THE TENANT" (which expression shall where the context so admits include his heirs, legal representatives and assigns).

The Landlord and the Tenant shall collectively be referred to as "the Parties."

### 1. DESCRIPTION OF THE PROPERTY

The Landlord hereby agrees to rent to the Tenant the landed property described as Plot Number 149, measuring 8,050 Square Meters, situated at Western Industrial Area (WIA) within Dodoma City Council, Dodoma Region, Tanzania (hereinafter referred to as "the Premises").

### 2. TERM OF TENANCY

The tenancy created under this Agreement shall commence on 1st May 2026 and shall expire on 30th April 2031, constituting a period of Five (5) Years, unless terminated earlier in accordance with the terms of this Agreement.

### 3. RENT

The Tenant agrees to pay rent to the Landlord in the amount of Tanzanian Shillings Three Million (Tshs. 3,000,000/=) per month. The total annual rent payable shall therefore be Tanzanian Shillings Thirty-Six Million (Tshs. 36,000,000/=) per year. The Tenant has already paid Tshs. 36,000,000/=, being the rent for the first year of the tenancy.



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#### **4. RENT PAYMENT TERMS**

Rent shall be paid annually in advance before the expiration of the preceding rental year, The rent shall remain fixed at Tshs. 3,000,000/= per month for the entire five (5) year period of this Agreement and shall not be increased by the Landlord during the term of this Agreement.

#### **5. MODE OF PAYMENT**

All rental payments shall be made through the following bank account Bank Name Mwanga Hakika BankAccount Name: Joseph Daudi Mushi, Account Number: **2100080000158** No cash payments shall be considered valid unless deposited into the above account.

#### **6. USE OF THE PROPERTY**

The Tenant shall use the Premises for lawful purposes only and shall not conduct any activities that violate the laws of the United Republic of Tanzania or the regulations of Dodoma City Council.

#### **7. MAINTENANCE**

The Tenant shall maintain the Premises in good and reasonable condition during the tenancy period. The Landlord retains the right to inspect the Premises upon giving reasonable notice to the Tenant.

#### **8. TERMINATION**

Either party wishing to terminate this Agreement before its expiration shall give not less than three (3) months written notice to the other party unless otherwise mutually agreed in writing.

#### **9. GOVERNING LAW**

This Agreement shall be governed and interpreted in accordance with the laws of the United Republic of Tanzania.

#### **10. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding between the Parties and may only be amended through a written agreement signed by both Parties.



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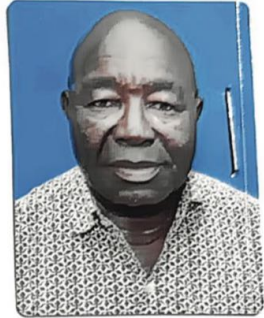
**11. SIGNATURES**

IN WITNESS WHEREOF, the Parties have signed this Agreement on the day and year first written above.

**SIGNED and DELIVERED at Dodoma**

By **JOSEPH DAUDI MUSHI** who is known to me personally/ identified to me by \_\_\_\_\_ the later being known to me personally, in my presence this 05 day of February 2026

  
\_\_\_\_\_  
**THE LANDLORD**



BEFORE ME:

Name EMMANUEL BWIRE MUYENZI  
Signature \_\_\_\_\_  
Address 57 DODOMA  
Date 05/02/2026  
Qualification ADVOCATE



**SIGNED and DELIVERED at Dodoma**

by **YIJI XU** who is Who is known to me personally/identified to me by \_\_\_\_\_ the later being known to me personally, in my presence this 05 day of February 2026.

  
\_\_\_\_\_  
**THE TENANT**



BEFORE ME:

Name EMMANUEL BWIRE MUYENZI  
Signature \_\_\_\_\_  
Address 57, DODOMA  
Date \_\_\_\_\_  
Qualification ADVOCATE

