

HOUSE LEASE AGREEMENT

THIS LEASE AGREEMENT made this Wednesday of 28th November, 2019

BETWEEN

MR. ALFRED MAC JOHN, Driving License Number-4000111572 (ID), P.O. Box-38402, Dar es Salaam, Tanzania, Contact Number- +255784288580 & +255754288580, Email: alfredj@reostz.com (hereinafter called "the Landlord" which expression shall, where the context so admits include their assignees and successors in title) of the one part **AND** **ASA MICROFINANCE (TANZANIA) LIMITED** of P.O. Box 61627, Dar es Salaam, Tanzania, Contact Number: +255 764476697, Email: newaj.bd@asa-international.com (hereinafter called "the Tenant" which expression shall, where the context so admits included his assignees and successors in title) of the other part.

WITNESSETH as follows:

1. **IN CONSIDERATION** of the rent hereinafter reserved and the Tenant's covenants hereinafter contained or implied and to be performed and observed by the Tenant, the Landlord **DOETH HEREBY DEMISE** unto the Tenant ALL THOSE PREMISE **House No. MNY/MWJ/384 & whole adjacent areas of the landlord** (Whole compound holding middle yard, front yard, side yard, **02 triple storied houses, 01 double storied house**), **Plot No. 12 & whole Adjacent areas of the landlord, Block- 33H, Mafere Street (Malongwe Street), Mwananyamala Area, Kinondoni District, Dar es Salaam City (HEREINAFTER CALLED "the demised premises")** TO HOLD the same unto the Tenant for a term of Six Months renewable on expiry subject to the terms and conditions to be agreed, commencing from **15th April, 2020 till 14th October, 2020 (06 Months)** at a total monthly rental of Tsh 7,000,000/= (Tanzanian Shilling Seven Million Only) payable in advance for a total of 06 (Six) months rent that is **Tsh. 42,000,000/- (Tanzanian Shilling Eighty Four Million Only)** subject to the covenants and conditions hereinafter appearing.
2. The tenant is paying to landlord (Mr. Alfred Mac John) more (06) six months advance rent period starting from **15th April, 2020 till 14th October, 2020** as per landlord's application. Please note that- previous house lease agreement will be ended on 14th April, 2020 (already paid), so current house lease agreement will be commenced from 15th April, 2020 and will be ended on 14th October, 2020 (for 06 months).
3. The mode of payment shall be Bank Transfer drawn in favour of the Landlord Bank Account No. **30017772002** with **I&M Bank Limited, Main Branch, Dar es Salaam**, with the name of **Alfred Mac John or Irene Alfred Mmbando**.
4. The Landlord is responsible to pay the withholding tax and stamp duty to TRA for this lease. In this regard the tenant will deduct the **Withholding Tax 10% (Tsh. 4,200,000/-) and Stamp Duty 1% (Tsh. 420,000) Total Tsh. 4,620,000/-** from the total amount of rent, so net house rent for 06 Months payable to landlord (TZS. 42,000,000 – TZS. 4,620,000) = **TZS. 37,380,000/- (TZS. Thirty Seven Million Three Hundred Eighty Thousand Only)**. After tax payment to TRA the tenant will provide copy of the TRA receipt to landlord.
5. Tenant shall pay for electricity, water and other amenities during the term of this lease and any extension or renewal thereof.
6. The Landlord covenants to pay all the taxes & duties as well as other charges related to the premises as per the applicable laws of Tanzania. The Landlord also will provide the tenant all the facilities they require for premises including water and electricity in the premises.

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Signature.....

Signature.....

7. That the landlord shall be responsible to pay all bills pending on the demise property that are unpaid from 14th April, 2015 backward.
8. The Landlord can visit the demised premises any time after getting permission from the tenant.
9. Landlord agrees to deliver possession of the leased premises to tenant at the beginning of the term provided for herein. In the event of Landlord's failure to deliver possession at the beginning of said term OR in case of any advance termination before ending the lease agreement the tenant shall have the right to rescind this lease and recover rest of the rent amount paid under terms of this Agreement.
10. Landlord agrees that in case of any natural disaster or if any similar kind of incidents or any unusual incidents happens with the premises those damaged will be repaired by the landlord.
11. The landlord agrees that, the tenant can use the premises as per office requirement even can change the infrastructure of the house as required.
12. The Landlord can terminate this agreement by giving 01 (One) months notice. Similarly, the Tenant can likewise terminate this agreement by giving 01 (One) Month notice, due rent will be refund back to the tenant before the notice deadline.
13. To use the demised premises for **Office-Cum-Residence** purposes only.
14. The Landlord will also repair all the broken or damaged part of the premises if necessary.
15. That should any dispute arise from the lease agreement the same shall be first settled in Tanzania by arbitration mean of dispute resolution and should the arbitration means fail to settle the dispute parties to this agreement agree that the said dispute shall be settled by the court of law in Tanzania.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

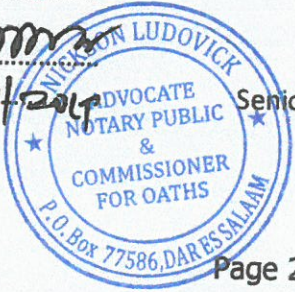
SIGNED and DELIVERED by the said }
 MR. ALFRED MAC JOHN))
 Who is identified to me by Mr. }
 The latter being known to me personally }
 in my presence this 28th }
 Day of NOVEMBER 2019 }
 Name: NICKSON LUDOVICK
 Signature: [Handwritten Signature]
 Postal Address: Box 24243 DSM Seal:
 Qualification: ADVOCATE

[Handwritten Signature]
 [ALFRED MAC JOHN]
 LANDLORD



AFFIXED with the COMMON SEAL of the said }
 ASA MICROFINANCE (TANZANIA) LIMITED

IN THE PRESENCE OF: on behalf of ASA Microfinance (Tanzania) Limited,
 Name: Nickson Ludovick
 Signature: [Handwritten Signature]
 Date: 28/11/2019
 Senior HR, Admin and Communications Manager
 ASA Microfinance (Tanzania) Limited
 (Tenant)



[Handwritten Signature]
 Signature.....
[Handwritten Signature]
 Signature.....

Payment Acknowledgement

I, **MR. ALFRED MAC JOHN**, Driving License Number-4000111572 (ID), P.O. Box-38402, Dar es Salaam, Tanzania, (Contact Number- +255784288580 & +255754288580, Email: alfredj@reostz.com) do hereby acknowledge receiving **Tsh. 37,380,000/- (Tanzanian Shilling Thirty Seven Million Three Hundred Eighty Thousand Only)** through CRDB Bank transfer from **ASA Microfinance (Tanzania) Limited** of P.O. Box- 61627, Plot No. 12, Block No. 33H, Mafere Street (Malongwe Street), Mwananyamala Area, Kinondoni, Dar es Salaam as described in the agreement and here below.

06 Months' rent in Advance for the house of- **House No. MNY/MWJ/384 & whole adjacent areas of the landlord** (Whole compound holding middle yard, front yard, side yard, 02 triple storied houses, 01 double storied house), **Plot No. 12 & whole Adjacent Parts, Block- 33H, Mafere Street (Malongwe Street), Mwananyamala Area, Kinondoni District, Dar es Salaam City, Tanzania commencing from 15th October, 2018.**

Tsh. 42,000,000/- (06 Months' Rent).

Tenant Deducted Tsh. 4,620,000/- (10% Withholding Tax, 1% Stamp Duty)

Total Net Payable: Tsh. 37,380,000/- (Tanzanian Shilling Thirty Seven Million Three Hundred Eighty Thousand Only)

Paid by the CRDB Bank transfer, Amount of Tsh. 37,380,000/-, Dated: 03/12/2019, from CRDB Bank Plc. Azikiwe Branch, Dar es Salaam, with the name of Alfred Mac John or Irene Alfred Mmbando, Account Number: 30017772002 with I&M Bank Limited, Main Branch, Dar es Salaam Received by:

Signature: 

ALFRED MAC JOHN

[Landlord]

Received from:

Signature: 

Md. Omar Sharif

ASA Microfinance (Tanzania) Limited [Tenant], On behalf of ASA Microfinance (T) Ltd.

Witness:

All signature have been witnessed this **28th** Day of **Nov**, 2019 by:

Name: **NICKSON LUDOVICK**

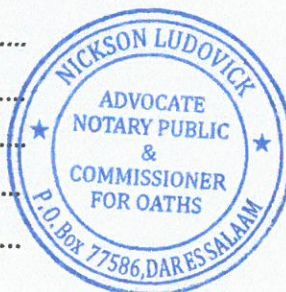
Signature: 

Postal Address: **Box 24243**

Address: **DSM**

Qualification: **ADVOCATE**

Seal (if any):





AZIKIWE BRANCH



003-014

Date 02 12 2019
DAY MONTH YEAR

PAY CRDB BANK PLC

SHILLINGS Thirty Seven Million Three Hundred Eighty Thousand Only

TZS = 37,380,000/=

ASA MICROFINANCE T LTD



[Handwritten signature]

[Handwritten signature]

Do not write, sign or stamp below this line

⑈001713⑈ 003⑈014⑈ 1206141000⑈11⑈

I, GEOFRY PAUL MWABE
Advocate, Notary Public and Commissioner
do hereby certify that the foregoing
is a true and correct copy of the Original
Date: 27/12/2019
Sign: *[Signature]*



CRDB BANK PUBLIC LIMITED COMPANY



Time stamp

Processed stamp

TRANSFER OF FUNDS REQUEST FORM

INTERNATIONAL DOMESTIC

(To be filled and signed by the customer)
Please select (tick) the desired type of transfer of funds:

<input type="checkbox"/>	SWIFT	IMBLTZTZ
<input type="checkbox"/>	TISS	
<input type="checkbox"/>	EFT	
<input type="checkbox"/>	BP cheque	

Applicant's (drawer) details: Name... ASA MICROFINANCE (TANZANIA) LTD. Postal Address... P.O. BOX- 61627, DAR ES SALAAM Post box/ Pin code... KINONDONI, DAR ES SALAAM Street Name... MAFERE STREET, MWANANYAMALA Telephone (s)... 0764476697 Email... newaj.bd@asa-international.com City... DAR ES SALAAM		Payee's details Name... ALFRED MAC JOHN / IRENE ALFRED MMBANDO Address... P.O. BOX 38402 DAR ES SALAAM Zip/ Pin code..... Street Name..... Telephone (s)... 0784288580/ 0754288580 City... DAR ES SALAAM Country... TANZANIA	
Applicant's Bank Details: Account No... 0150206141000 Account Name... ASA MICROFINANCE (TANZANIA) LTD. Branch... CRDB BANK PLC., AZIKIWE BRANCH, D'SALAAM		Payee's Bank Details: Bank Name... I&M BANK LIMITED SWIFT CODE /BIC... IMBLTZTZ Branch Name /routing No... MAIN BRANCH, DAR ES SALAAM Account no: /IBAN 30017772002 Intermediary bank Name Country... TANZANIA SWIFT CODE/BIC..... IMBLTZTZ	
Details of payment 06 MONTHS HOUSE RENT IN ADVANCE			
Supporting documents (tick where appropriate) yes <input checked="" type="checkbox"/> no <input type="checkbox"/>			
Currency: TZS.		Amount in Figures: TZS. 37,380,000/-	
Amount in words: TZS. THIRTY SEVEN MILLION THREE HUNDRED EIGHTY THOUSAND ONLY			

Transfer amount	@Rate (if forex)	Shillings		Cents
Transfer charges	Commission			
	Other charges/overseas charges			
	Total (T)			

In making the transfer, the Bank shall not be liable for mutilation, interruption, omission, errors or delays occurring during execution of this transfer.

Time received.....

Customer Signature:

Date:

FOR OFFICIAL USE ONLY

RECEIPT: To be filled and signed by a bank Official.

(To be presented whenever an inquiry is made regarding the above funds transfer)

Received fund transfer request form from:

Amounting to (Currency & Amount).....

In favour of.....

Time received: CBFE 9-004

Bank Official's Sign & Stamp

I, GEOFFREY PAUL MWABE
 Advocate, Notary Public and Commissioner
 for Oaths do hereby certify that the foregoing
 is a true and correct copy of the Original
 Date: 27.12.2021
 Sign:



Control No:

21272761

TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue - Kinondoni Tax Region
Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): ASA MICROFINANCE (TANZANIA) LIMITED

Bank Account Number: 0108005568900

Name of Commercial Bank: STANDARD CHARTED BANK (T) LTD

Please transfer from my/our account the amount of TZS 98,482,342.13

Amount in Words: NINETY EIGHT MILLION FOUR HUNDRED EIGHTY TWO THOUSAND THREE HUNDRED FOURTY TWO AND ONE THREE CENTS ONLY

Value Date: 07/01/2020 {DD/MM/YYYY}

To: Commissioner for Domestic Revenue - Kinondoni Tax Region
Tanzania Revenue Authority

Bank of Tanzania

Account Number: 9921134801

SWIFT Code: TARATZTZ

Details of Payment (field 70 of MT103): /ROC/21272761

Sender to Receiver Info (field 72 of MT103): /REC/118965140

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)


ASA MICROFINANCE (TANZANIA) LIMITED


W11121119A7434687.6M12Y2019

W

W11121128A266435.75M12Y2019

1
1244

Signature  Date 07.01.2020

Signature  Date 07.01.2020

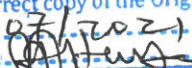
Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.
3. Field 72 of MT103 carries a TIN, must be captured correctly.

Bank use only

Reference number

Reference number input field

I, GEOFREY PAUL MWABE
 Advocate, Notary Public and Commissioner
 for Oaths do hereby certify that the foregoing
 is a true and correct copy of the Original
 Date: 27/07/2020
 Sign: 



Control No:

21272859

TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue - Kinondoni Tax Region

Order Form for Electronic Funds Transfer to Bank of Tanzania

Name of Account Holder(s): ASA MICROFINANCE (TANZANIA) LIMITED

Bank Account Number: 0108005568900

Name of Commercial Bank: STANDARD CHARTED BANK (T) LTD

Please transfer from my/our account the amount of **TZS 420,000.00**

Amount in Words: FOUR HUNDRED TWENTY THOUSAND ONLY

Value Date: 07/01/2020 {DD/MM/YYYY}

To: Commissioner for Domestic Revenue - Kinondoni Tax Region
Tanzania Revenue Authority

Bank of Tanzania

Account Number: 9921134801

SWIFT Code: TARATZTZ

Details of Payment (field 70 of MT103): /ROC/21272859

Sender to Receiver Info (field 72 of MT103): /REC/118965140

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

ASA MICROFINANCE (TANZANIA) LIMITED

D11610127A420000M12Y2019

FOR HO HOUSE STAMP DUTY
MWANANYAMALA

1249

Signature Date...../20....

Signature Date 07/01/2020

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.
3. Field 72 of MT103 carries a TIN, must be captured correctly.

Bank use only

Reference number

I, GEOFREY PAUL MWABE
 Advocate, Notary Public and Commissioner
 for Oaths do hereby certify that the foregoing
 is a true and correct copy of the Original
 Date: 27/07/2020
 Sign: