

## LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 1<sup>ST</sup> Day of \_ APRIL 2021

### BETWEEN

**KIVULINI PLAZA LIMITED** of DAR ES SALAAM (physical address), having BLOCK J, HOUSE NO.385, MWAIKIBAKI ROAD, KIVULINI KWA ZENA, Dar es Salaam, Tanzania hereinafter referred to as the "**Lessor**" or "**Owner**" on the one part.

### AND

**TANTRAIL COMPANY LIMITED** P.O.BOX 9818, Dar es salaam, Tanzania

Hereinafter referred to as the '**lessee**' or "**tenant**" of the other part.

### IT IS HEREBY AGREED AS FOLLOWS:

#### Article 1: Situation and Description of the Property

The flat (apartment) situated on Kivulini kwa zena street, Plot no.385, Dar es salaam, Tanzania comprising of 225m<sup>2</sup>, one parking (ground floor), and all common areas (all of which is hereinafter referred to as the "**leased property**").

#### Article 2: Commencement and lease Period

The lease shall be granted and accepted for a term of **FIVE YEARS** commencing on the **APRIL 1<sup>ST</sup> 2021** and ending on **30<sup>th</sup> OCTOBER 2025** ("**End of lease period**"), and shall be renewable by mutual agreement for further period as agreed.

#### Article 3: Rent

The agreed rent is (Seven hundred sixty thousand Tanzania shillings (Tshs.760,000/=) only per month, over the lease period. The lessee shall pay the rent two years in advance.

#### Article 4: Lessee Responsibilities: Interior Maintenance, Renovations, or Minor Repairs

1. The lessee shall be responsible for daily maintenance, care and cleanliness of premises leased, except if it is obtained in a decrepit condition. The lessee undertakes to occupy the property leased as a prudent and responsible person, and maintain the premises in good and sanitary condition during the term of this lease and any renewal of this lease.
2. To the best of their ability, the lessee will upon obtaining lessor consent endeavor to improve the quality and amenities in the apartment for her use during the term of this agreement at the minimum, and thereafter during renewal term.
3. Not to assign, underlet or otherwise part with possession of the leased premises or any part thereof.

4. To permit the landlord and/or his agents, with prior appointment to enter the leased premises at all reasonable hours in the day time for the purpose of viewing the condition thereof.
5. The lessee or the lessor party may give notice of a period of one month.
6. The withholding tax to be paid by the lessor and the receipt will be given to the lessee.

**Article 5 Lessor Responsibilities: Common Areas, Exterior Building Maintenance & Repairs**

- 1 That the Tenant after paying the said rent in advance, observing and performing his entire obligations to the best of his ability and means under this agreement may be left to enjoy leased premises without, any interruptions by the landlord or any person claiming through or under or in trust for him during the term of tenancy agreement.
- 2 Prior to handing over the apartment for term occupancy, the lessor as the owner agrees to inspect the apartment.

**Article 6: Electricity, Telephone, Water Bills and service charge**

The lessee being the Tenant shall promptly pay bills due in respect of their sole consumption of Electricity and generator directly to the utility company or its agent upon receipt of an official invoice.

**Article 7: Statutory obligations & Taxes /Fees**


The lessor being the owner of the property shall be responsible for any statutory obligations and payment of property or property related taxes or fees that are obligatory as the owner of a property.

The lessee is responsible to pay stamp duty of 1% on annual reserve rent.

**Article 8: Notice period**


In the event of decision to vacate the apartment prior to termination date, either party shall have the option of giving written notice of 1 month, or a period determined by mutual agreement.

Signed and delivered at Dar es Salaam, Tanzania in good faith by the portion herein  
on This 1 Day of APRIL 2021

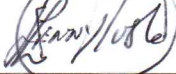
LESSOR:  Signature.

Full Name. **KIVULINI PLAZA LTD**  
P.o.Box 61378, DSM, TANZANIA

**WITNESS:**

Mr. Jacob Awour  
SIGNATURE   
DSM, TANZANIA



LESSEE:  Signature.

Name: **TANTRAIL COMPANY LIMITED**  
P.o.Box 9818 DSM, TANZANIA