



\*\*\* START OF LEGAL RECEIPT \*\*\*  
 JOACHIM & JACOBS ATTORNEYS  
 P. O. BOX 3979, DAR ES SALAAM  
 SUITE 4, 2ND FLOOR-VIVA TOWER  
 ALI HASSAN MWINYI ROAD  
 TEL: +255 688 242344  
 TIN: 127124817  
 URN: 40022744Q  
 SERIAL NUMBER: 02TZ111425  
 UIN: 01DPO5-10927293012712481702TZ111425  
 TAX OFFICE: ILALA

**THE LAND ACT NO. 4 OF 1999**  
**amended by the Land Amendment Act No. 2 of 2004)**

**DATED THIS 10<sup>th</sup> DAY OF FEBRUARY, 2021**

**LEASE AGREEMENT**

**BETWEEN**

**JOACHIM AND JACOBS ATTORNEYS**

**AND**

**OMARAZI SERVICES LIMITED**

**RESPECT OF THE PREMISES SITUATED AT PLOT NUMBER  
 & 295 VIVA TOWERS 2<sup>ND</sup> FLOOR SUITE 4, ALI HASSAN  
 MWINYI ROAD, ILALA, DAR-ES-SALAAM.**

CUSTOMER NAME: OMARAZI SERVICES LTD  
 CUSTOMER ID TYPE: NIL  
 CUSTOMER ID: DSH  
 CUSTOMER ADDRESS: DSH

RECEIPT NUMBER: 00000894  
 ZNO: 000170571  
 RECEIPT DATE: 15-02-2021 TIME: 10:03:48

LEGAL SERVICES	1x10,000.00	10,000.00
<b>TOTAL EXCLUSIVE OF TAX</b>		<b>8,474.58</b>
VAT A-18%		1,525.42
<b>TOTAL TAX</b>		<b>1,525.42</b>
<b>TOTAL INCLUSIVE OF TAX</b>		<b>10,000.00</b>
CASH		10,000.00
CHANGE		0.00

RECEIPT VERIFICATION CODE  
 DB649C894

\*\*\* END OF LEGAL RECEIPT \*\*\*



**THIS LEASE AGREEMENT** is made this **10<sup>th</sup> day of February, 2021**

**BETWEEN**

**JOACHIM AND JACOBS ATTORNEYS** a law firm authorised to practice law authorised to practice law in the United Republic of Tanzania whose address for the purposes hereof is P.O. Box 3979, Dar es Salaam (hereinafter referred to as “**Lessor**” which expression shall include, where the context so admits, successors and assignees in title) of the **One Part**.

**AND**

**OMARAZI SERVICES LIMITED** a limited liability company incorporated in the United Republic of Tanzania whose address for the purposes hereof is P.O. Box 3979, Dar es Salaam, (hereinafter referred to as the “**Lessee**” which expression shall include, where the context so admits, successors and assignees in title) of the **Other Part**.

**WHEREAS:**

- A. The Lessor is legal owner of the property situated at **Plot Number 294 & 295 Viva Towers 2<sup>nd</sup> Floor Suite 4, Ali Hassan Mwinyi Road, Ilala in Dar-es-salaam** in the United Republic of Tanzania (hereinafter referred to as the “**Demised Premises**” or “**Premises**”);
- B. The Lessor and the Lessee have agreed that the Demised Premised and the Assets thereof shall be subject to the terms and conditions stipulated under this Agreement; and
- C. The Lessor has agreed to let the said Demised Premises to the Lessee referred hereinabove on the terms and conditions hereinafter contained.

**1.0 TERMS OF THE TENANCY**

- 1.1 The period of tenancy herein referred to as the “**Contractual Period**” shall be for **one (1) year** commencing from **10<sup>th</sup> February, 2021 to 09<sup>th</sup> January, 2022**.



1.2 The Contractual Period may be renewed for another period on terms and conditions to be mutually agreed between the Parties but subject to the Lessee issuing to the Lessor a **thirty (30) days'** written notice of the intention to renew the Agreement prior to the expiry thereof.

## 2.0 RENT PAYABLE

2.1 The Parties have agreed that the Lessee shall pay monthly rent of **Tanzania Shillings five hundred thousand only (TZS 500,000.00)** (the "**Rent**") and in case of renewal the Parties shall negotiate the actual rent payable in accordance to the market rate.

2.2 It is agreed by the Parties that the Rent shall be paid in cash and to the Lessor

## 3.0 NOTICES:

3.1 Any notice required or permitted to be given or made under this Agreement and any other Agreement between the Parties shall be in writing, and any such notice shall be deemed to have been duly given or made when it shall be delivered by hand or by post, telegram, cable, email, fax or telex to the Party to which it is required or permitted to be given or made at such Party's address specified in this Agreement or at such other address as such Party shall have designated by notice to the Party giving such notice.

3.2 For the purpose of service of notice under Clause 3.1 hereinabove the addresses of the Parties are as set out herein below:

**For the Lessor:** JOACHIM AND JACOBS ATTORNEYS

**Postal Address:** P.O. Box 3979, Dar es Salaam

**For the Lessee:** NIARA LIMITED

**Postal Address:** P.O. Box 3979, Dar es Salaam

#### **4.0 GOVERNING LAW AND DISPUTE CLAUSE:**

All matters from or in connection with this Agreement shall be governed by the laws of the United Republic of Tanzania. Any disputes arising from or in connection with this Agreement shall be resolved amicably failing which; an aggrieved party may take court action.

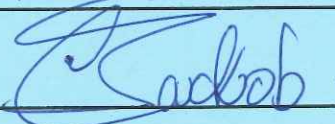


IN WITNESS WHEREOF this Agreement has been executed and delivered as in the manner shown hereunder.

SEALED with the COMMON SEAL of  
JOACHIM AND JACOBS ATTORNEYS  
and DELIVERED in our presence of us  
this 12<sup>th</sup> day of February, 2021



Full Name: GRACE PHILOMBA JOACHIM  
Signature:   
Postal Address: P.O. - BOX 3979, DAR ES SALAAM  
Designation: PARTNER

Full Name: CAROLYNE JACOB MUIRO  
Signature:   
Postal Address: P.O. - BOX 3979, DAR ES SALAAM  
Designation: PARTNER



BEFORE ME:

Name: MANDELA MILTON SENGOMA

Signature: [Handwritten Signature]

Postal Address: P.O. BOX 9024  
DAR - ES - SALAAM



Designation: **COMMISSIONER FOR OATHS**

SEALED with the COMMON SEAL of  
OMARAZI SERVICES LIMITED and  
DELIVERED in our presence of us  
this 12<sup>th</sup> day of February, 2021



SEAL

Full Name: ARIF AZIZ REHMANULLIA

Signature: [Handwritten Signature]

Postal Address: P.O. BOX 3979, DAR ES SALAAM

Designation: **DIRECTOR**

S/duty: 60,000/=  
Wht: 50,000/=  
110,000/=  
15.02.2021

**STAMP DUTY**  
Shs: 60,000/= Collected  
Receipt No: 998412004708 Date: 16.02.2021  
Regional Manager-Itala Tax Region

Full Name: OMAR ABDUL AZIZ REHMANULLA

Signature: *Omar Abdululla*

Postal Address: P.O. Box 3979, DAR EL ISLAM

Designation: DIRECTOR/COMPANY                      SECRETARY/ATHORISED  
REPRESETATIVE