

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (the "Agreement") is made and entered into this by and between the parties listed below:

1. PARTIES

LESSOR:

- **Name:** Brahma Samaj Mwanza (Hereinafter referred to as "Lessor")
- **Address:** Rufiji Street, Mwanza
- **Contact Person/Representative:** Chetan Barot

LESSEE:

- **Name:** Namiri Tours and Safari Limited (Hereinafter referred to as "Lessee")
- **Company Registration No.:** 181442239
- **Address:** Rufiji Street, Mwanza

2. PREMISES

The Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the following described commercial property (the "Premises"):

- **Location:** Rufiji Street, Mwanza
- **Description:** Office

3. TERM OF LEASE

3.1. Commencement and Expiration: The term of this Agreement shall commence on **1st January 2025** and shall expire on **31st December 2027**.

3.2. Option to Renew: The Lessee shall have the option to renew this Lease for an additional term of years, provided the Lessee gives written notice to the Lessor of its intent to renew not less than days before the Expiration Date. The terms of the renewed lease, including rent, shall be mutually agreed upon at that time.

4. RENT AND DEPOSIT

4.1. Rent Amount: The Lessee agrees to pay Lessor a monthly rent of **300,000 /=-**.

4.2. Payment Terms: Rent shall be due and payable, in advance, on the day of each calendar month during the term of this Lease. Payment shall be made via a bank account designated by Lessor.

4.3. Security Deposit: The Lessee shall deposit with the Lessor a Security Deposit equivalent to months' Rent, total. This deposit shall be held by the Lessor as security for the faithful performance by the Lessee of the terms of this Lease. The deposit shall be returned to the Lessee within days after the termination of this Lease, provided all conditions have been met and no damages or outstanding rent are recorded.

5. USE OF PREMISES

The Premises shall be used solely and exclusively by the Lessee for the purpose of operating a **Tours and Safari office, administrative headquarters, and related tourism business activities**. The Lessee shall not use the Premises for any illegal or unauthorized purpose.

6. UTILITIES AND SERVICES

The responsibility for payment of utilities and services shall be as follows:

- **Lessee's Responsibility:** The Lessee shall be responsible for and shall promptly pay all charges for utilities consumed on the Premises, including but not limited to electricity, water, internet/telecommunications, and refuse collection.

7. MAINTENANCE AND REPAIRS

7.1. Lessor's Obligations: Lessor shall be responsible for all structural repairs to the Premises, including the roof, foundation, exterior walls, and common areas, provided such repairs are not necessitated by the fault or negligence of the Lessee.

7.2. Lessee's Obligations: The Lessee shall be responsible for maintaining the interior of the Premises in good, clean, and tenantable condition, including non-structural repairs and the maintenance of fixtures and fittings installed by the Lessee.

8. ALTERATIONS AND IMPROVEMENTS

The Lessee shall not make any major alterations, additions, or improvements to the Premises without the prior written consent of the Lessor. Any permanent improvements made by the Lessee shall become the property of the Lessor upon termination of this Lease, unless otherwise agreed upon in writing.

9. GOVERNING LAW

This Lease Agreement shall be governed by and construed in accordance with the laws of the **United Republic of Tanzania**.

10. TERMINATION

10.1. Default: If the Lessee fails to pay the Rent within 7 days after it is due, or breaches any other material term of this Lease, the Lessor may provide written notice to cure the breach within 7 days. Failure to cure the breach within the specified time shall grant the Lessor the right to terminate this Lease immediately.

10.2. Early Termination: The Lessee may terminate this Lease early by providing the Lessor with at least 90 days' prior written notice and payment of an early termination fee equivalent to months' rent, unless such termination is due to a material breach by Lessor.

11. ENTIRE AGREEMENT

This document constitutes the entire agreement between the parties and supersedes any prior understanding or agreements, whether oral or written.

IN WITNESS WHEREOF, the parties have executed this Commercial Lease Agreement on the date written above.

LESSOR (Brahma Samaj Mwanza)

Signature:  _____

Name: Chetan Barot

Title: Chairman

LESSEE (Namiri Tours and Safari Limited)

Signature:  _____

Name: Bijal Barot

Title: Director