

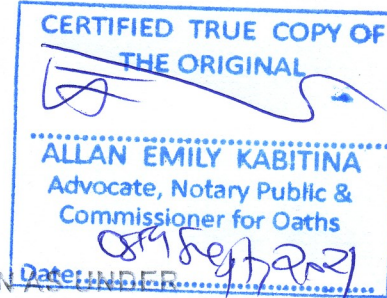
TENANCY CONTRACT

I, ABDALLAH HUSSEIN AHMED P.O. BOX 361055 DAR ES SALAAM, (HERE CALLED THE LESSOR HEREBY LEASE TO

GOVINDA DIGITAL PRINT LIMITED (LESSEE)

OF P.O. BOX 20761, Dar es salaam
THE COMMERCIAL/RESIDENTIAL PREMISES BEING SHOP/FLAT NO.....ON, PLOT 6 BLOCK M
NAMWEZI/RUFIJISTREET DAR ES SALAAM.

PERIOD OF TENANCY:.....
FROM JAN 2021.....
TO DEC 2024.....
RENT 500,000/- (Per Month).....
TERM OF PAYMENT: 3 Months in Advance.....



CONDITION MUTUALLY AGREED UPON AS UNDER

1. The LESSEE undertakes no to transfer, sublet part or endeavor the subject of TENANCY to anyone else under any circumstances,
2. The contract is valid up to the end of specified period with full payment after which date is considered null and void
3. Renewal of TENANCY is at the discretion of LESSOR
4. If the LESSEE does not renew the TENANCY on the expiry date he will have to pay the rent as demanded and if the LESSEE is absent from the town, the LESSEE has the right to open the premises in his capacity as the legal owner and the LESSEE has no right of objection or claim in the future
5. At the time of vacating, the LESSEE undertakes not to remove anything fixed or nailed on the wall, such as electric wirings, water pipes, sanitary installation etc, that may cause damage to the wall.
6. If the LESSEE wishes to carry out repair or adjustments to the subject of LESSEE he has to do it at his own expense with the consent in writing from the LESSOR
7. To yield up the premises in good and tenable condition
8. Water and electricity consumption is for the account of LESSEE and in case of a breakdown the LESSEE takes all the necessary arrangements to install at his own cost
9. The LESSOR undertakes to pay all the taxes levied by the Government
10. The LESSOR hereby agrees to abide by the term and conditions of this agreement without causing any inconvenience, annoyance and/or interruption to the LESSEE
11. In case of damage by fire the LESSEE insurance cover has to repair and meet all the cost of the said premises
12. In the event of not renewing the contract, three months notice from either side shall surface
13. Payment should be done in advance of one month before expiring of contract
14. In case of failure to pay rent in advance LESSOR has the right to take charge of the premises without notice
15. All disputes that may rise under this agreement shall be referred to the relevant country law and the Rent Restriction Act of 1984 shall apply

LESSEE
NAME: KUSHALAJA REDDY. N
ADDRESS: P.O. Box - 20761
TEL: 0782221206
SIGNATURE: [Signature]
WITNESS:
NAME:

LESSOR
NAME: T. TAHMED ABDALLAH
ADDRESS:
TEL: 0718606537
SIGNATURE: [Signature]
ADDRESS:
TEL:
SIGNATURE: