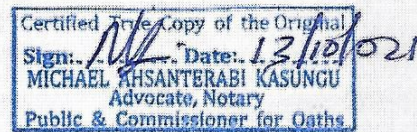


THE REGISTRATION OF DOCUMENTS ORDINANCE  
CAP 117

LEASE AGREEMENT

BETWEEN



RAINBOW CORPORATION LIMITED.  
P.O. BOX 78467,  
DAR-ES-SALAAM

(LESSOR)

AND

ORASCOM CONSTRUCTION AND ENGINEERING  
COMPANY (T) LTD  
P.O. BOX 11121,  
DAR-ES-SALAAM,

(LESEE)

FOR LEASE 3 BEDROOM APARTMENT B801 ON 8<sup>TH</sup> FLOOR  
LOCATED AT PLOT NO.291/59 AND 230/59 ,MOROGORO ROAD AND  
SAMORA AVENUE,CITY CENTRE, DAR ES SALAAM,TANZANIA

THIS LEASE AGREEMENT is made at Dar es Salaam on this 4th Day of  
MAY 2021

**BETWEEN**

**RAINBOW CORPORATION LIMITED**, a limited liability company incorporated in Tanzania under the Companies Ordinance (Cap. 212) of P.O. Box 78467, DAR ES SALAAM for Rainbow Corp. (hereinafter referred to as "the LESSOR", which expression shall, where the context so admits, include his assigns, executors and other successors in title) of the one part.

**AND**

**ORASCOM CONSTRUCTION AND ENGINEERING COMPANY (T) LTD.**, P.O.Box 8440 , DAR ES SALAAM (hereinafter referred to as "the LESSEE" which expression shall, where the context so admits include its assigns, executors and other successors in title) of the other part.

**WHEREAS**, the LESSOR is the owner of all the Flat known as **3 Bedroom Apartment** known as **B801** on **8<sup>th</sup>** Floor, of **Victoria Plaza**, situated at plot no.291/59 AND 230/59 Morogoro Road-Samora avenue junction, City centre ,Dar es Salaam. (hereinafter referred to as " the demised premises ").

**AND WHEREAS** the LESSOR has agreed to let the demised furnished premises referred hereinabove on the terms and conditions hereinafter contained.

**1. THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:**

- (a) The Lessor hereby demises unto the Lessee the demised premises to hold the same for a period of **1 YEAR** commencing on the **01<sup>st</sup> MAY 2021** (hereinafter called effective date) until the **30<sup>th</sup> APRIL 2022** (renewable by mutual agreement) at a monthly rent of **TSH 1,508,000/-**(ONE MILLION FIVE HUNDRED EIGHT THOUSAND T-SHILLING only), inclusive Service charges.

supply to common area 10 elevator facilities maintenance supervising and management. The service PROVIDER IS RAINBOW CORPORATION LIMITED (PERSONEL WILL BE ON PREMISES.)

- (d) To pay all charges for electricity, water and telephones, if any, in respect of the demised premises accrued and payable during the tenure of the lease period and upon the expiration to provide documentary evidence for having settled all the above referred charges.
- (e) Not (without the previous consent in writing of the Lessor) to make any alterations or additions to the demised premises or to cut maim or injure any walls, structures, or timbers thereof.
- (f) To maintain the demised premises, including all additions thereto, fixtures, doors, windows, locks, sanitary, water apparatus, electric wiring, etc, in good repair and tenantable condition fair wear and tear expected and accepted.
- (g) Not to keep or permit to be kept on the demised premises any materials of dangerous or explosive nature or the keeping of which may contravene any statues or local regulations or by Laws or to carry on or do anything that may constitute a nuisance to public or private nature or be a cause of disturbance or annoyance, or danger to neighbours, or public.
- (h) To permit the Lessor or its agents or servants by reasonable prior notice, and at all reasonable hours to enter and view the condition of the demised premises and in the event of any repairs being necessary to carry the same out within one month of receiving a notice to do so and certainly prior to vacating the premises (subject to the same being the Lessee's Responsibility).
- (i) To use the demised premises for use and occupation as a residential premises for use by one family only and not to assign sublet, or part with

1.

Lessor. In the case of a company, occupants shall be automatically imputed upon the Company, Tenant, Lessee, jointly and severally in all respects with the occupant, and or the person committing the breach or misdemeanour. Such breach includes those committed by the agents, employees, or invitees of the Lessee, whether by carelessness or negligence.

(j) Not to do or permit or suffer to be done anything whereby any insurance of the demised premises against loss or damage by fire or other risks covered by the Lessor's insurance policy may become void or avoidable or whereby the rate of premium for such insurance may be increased and in such case to reimburse the Lessor all such excess premium and to make good any losses suffered due to non coverage of such occurrence.

(k) Personal Property to be insured by the LESSEE.

(l) To yield up peaceably the demised premises to the Lessor or its agent or nominee at the expiration of the fixed term aforesaid in good and tenantable repair and condition in accordance with the covenants herein before contained allowing for normal wear and tear only.

(m) Not to allow or keep animals within the demised premises or the compound.

(n) To give notice of at least one month on either part of termination of contract and notice before the expiry of the term hereby created to the Lessor expressing his (Lessee's) intention whether or not to renew the lease for a further term. In the absence of which the Lessor may choose to assume continuation of the existing lease for another period of twelve months.

(o) The list of furniture and appliances in the premises is attached with this agreement the lessee will take reasonable care to keep furniture and appliances in good condition.

## 2. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

(a) To keep the main structure, roof, drainage system, sewer system, walls and all other exterior parts of the house and building comprised in the demised premises in good repair.

(b) To pay all existing and future land rates taxes and outgoing in respect of the demised premises.

(c) To insure and keep insured, at the Lessor's discretion, the demised premises against loss or damage by fire or such other risk as are commonly

- (d) thunderstorm etc, and becomes temporarily or permanently unfit for human inhabitation the Lessor shall refund the rental for the concerned period provided the Lessee has vacated upon the happening of such an event.
- (e) To keep the roof, main walls of the house, electrical fixtures, the drains, septic tanks and water supply and the pipes carrying the same to the house in good and tenantable repair and condition before handing over the demised premises to the lessee and during the period of occupancy by the lessee;
- (f) To permit the lessee paying the rent hereby reserved and observing the covenants and conditions hereby contained or implied and on its part to be performed and observed, peacefully and quietly to possess and enjoy the demised premises during the tenancy hereby created without any interruption from or by the lessor or any person rightfully claiming from or under him;

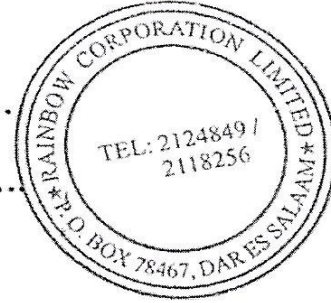
**3. PROVIDED ALWAYS THAT IT IS HEREBY MUTUALLY  
AGREED AND DECLARED AS FOLLOWS:**

- (a) That if the rent hereby reserved or any part thereof shall at any time be in arrears and unpaid for twenty one days after invoice has been issued the same shall have become due every twelve months from first payment (whether formally or legally demanded or not) or if the Lessee shall at any time fail or neglect to perform or observe any of the covenants and obligations here in contained and its part to be performed and observed the Lessor shall be entitled to re-enter and take possession of the demised premises without prejudice to any antecedent or other claims that either party shall have against the other.
- (b) In the event of any dispute of claim arising from or in connection with this Lease agreement which is not settled mutually by the parties thereto such dispute or claim may be referred by either party to court or tribunal in Dar es Salaam Tanzania for adjudication and settlement.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO

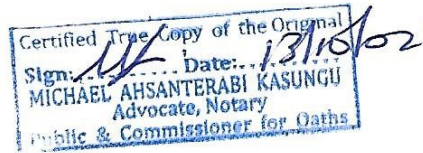
SEALED with the COMMON SEAL of the  
RAINBOW CORPORATION LIMITED  
And DELIVERED at Dar es Salaam in our  
Presence this 04<sup>th</sup> Day of MAY 2021.

Name: ASHRAF BANDALI  
Signature: [Signature]  
Address: P.O.BOX 78467, DAR ES SALAAM.  
Designation: DIRECTOR

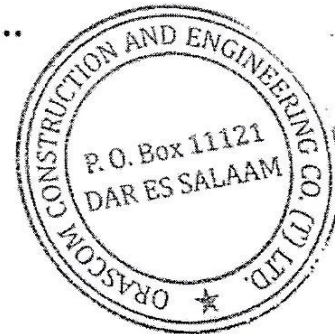


SIGNED BY : ORASCOM CONSTRUCTION AND ENGINEERING  
COMPANY LTD

and DELIVERED at Dar es Salaam in our  
presence this 4<sup>th</sup> Day of MAY 2021.



Name : JERMAH MAGIRA  
Signature : [Signature]  
Address : P.O. BOX.....  
DAR ES SALAAM.  
Designation : DIRECTOR



CONTACT PERSON : MR.MAGIRA MAGOMA

CELL NO : +255 752260838

EMAIL ADD. : orascomorasco@gmail.com

