

LEASE AGREEMENT

This is an agreement made on 09th June, 2022

Between

MR. SALVATORY H. MCHARO of P.O. Box 8811-Moshi Tanzania, of TIN No. 102-653-858 (here in after called "The landlord" which expression shall where the context so admits be deemed to include heirs, executors, administrators and assigns) of the one part.

and

Mr. / Mrs. /Ms. STEP AFRICA EXCHANGE FOR CHANGE LTD.

WHEREAS:

- (i.) The Landlord is the lawful and side owner of ALL TENEMENT which is part of the Landlord's property constituted in a piece and parcel of land registered with Arusha Municipality plot No 358 Block C, Deed No. 5577 Njiro.
- (ii.) The landlord has agreed to let to the Tenant the premises subject to the terms and conditions referred to hereafter.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS:

1. Lease

The landlord in consideration of the payment of rent referred to herein and the covenants here in after contained leases to the Tenant the premises for the term of **THREE YEARS (3)** Beginning 01/07/2022 to 30/06/2025 at the month rent of 1,000,000/= Payment in lieu of six months in advance 6,000,000/=.

THE TENANT'S COVENANTS.

The Tenant hereby covenants with Landlord as follows:-

- a) To pay the rent hereby reserved in the manner aforesaid without any deduction whatsoever.
- b) To bear and discharge all water and service charged to the premises during the term of this lease and copies of monthly receipts to be forwarded to the landlord for record purposes (IF ANY).
- c) To use the premises for Accommodation for Volunteer.
- d) Not to perform any damage, of cutting trees or taking up any area planted with grass or shrubs without the permission of the landlord or his authorized agent.

- e) To keep the interior of the Premises(house)clean, and all additions thereto including all doors, floors, ceilings, windows, glass, grills, electrical switches, wiring, all pipes and sanitary apparatus, and the Landlord's Fixtures and fitting therein, in good and tenable repair. Reasonable wear and tear, damage by storm, civil disturbance or other causes beyond the tenants control is accepted.
- f) Not to perform structural alterations or additions without the prior written consent of the Landlord or his authorized agent.
- g) Not to assign this lease or sub-let or transfer the premises or any part thereof.
- h) To report to the Landlord with a reasonable period any damage to the premises with full explanation as to the circumstances and/ or cause of such damage.
- i) To replace keys or the appropriate locks which are lost during the tenancy, according to the " key Inventory at occupants of the premises.
- j.) To permit the Landlord or his authorized agent with or without workmen to enter the premises with a proper appointment at a reasonable time to examine the state and condition thereof, and upon notice given by the Landlord, to repair any defects in accordance with the covenants listed before.
- k.) To yield up the premises to the Landlord or his authorized agent at the expiration of this lease, or sooner determination with agreement of both the landlord and tenant, with the landlord's fixtures and fittings therein in such good and tenantable repair and condition as shall be in accordance with the Tenant's covenants herein contained and with all locks, keys and fastenings complete.
- l.) To pay rent on time soon after the expiration of the contract i.e. after the expiration of the contract within 7 days the tenant must pay next rent.

2 THE LANDLORD'S CONVENTS

The landlord hereby covenants with the tenant as follows:-

- a) To pay the land rent properly taxes to the Arusha Municipal Council for the property under lease.
- b) To be responsible for all plumbing, electrical or structural repairs to the premises which have not been caused by the tenant's negligence.
- c) That the tenant paying the rent hereby reserved and observing and performing the several coverall covenants and conditions herein contained shall peacefully hold and enjoy use of the premised during the said lease terms without any interruption by the landlord or any person rightfully claiming under or in trust for the land lord.
- d) The landlord will, on written request of the tenant made at least thirty days before expiration of the term hereby created and if there shall not at time of such request be any existing breach or non observance of any covenants of the part of tenant. Grant to the tenant a lease of the premises for further negotiated terms from the expiration of the said term at such rent as the landlord shall consider fair and

economic rent and containing all other respects like the covenant and conditions as herein contained.

- e.) Where a tenant wants to breach the contract after payment of rent will not be refundable

3) PROVISION

- a) Either party may terminate this lease by giving the other notice of termination of this lease, such notice to take effect on expiry of three calendar months following the date of service of such notice (The Termination Date) whereupon the term herein granted shall absolutely determine. The rights and obligations of the parties shall cease and have no effect but without prejudice to any right or claim arising hereunder and still outstanding on the Termination Date.
- b) Any notice under this lease shall be in writing and shall be sufficiently served on the Tenant at its left addresses to it on the premises or forwarded to it by registered post at its address stated herein and shall be sufficiently served on the Landlord if forwarded to them by registered post of their address stated herein.

A notice sent by post as aforesaid shall be deemed to have been served within seven days after the date of posting thereof.

AND the Tenant hereby accepts this lease subject to the term and conditions aforesaid.

IN WITNESS WHERE OF: - the parties hereto have set their seal and hands the day and year first above written.

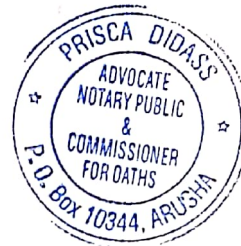
LANDLORD:

Signed and delivered the said **SALVATORY H. MCHARO**
In our presence this^{9th} day of ^{JUNE}.....2022.


.....
LANDLORD

WITNESS TO THE ABOVE

PRISCA DIDASS
.....
P.O. Box 10344 ARUSHA
.....
H. Mcharo
.....
10/06/2022
.....




TENANT

SEALED with the COMMON SEAL of
STEP AFRICA – EXCHANGE FOR CHANGE LTD
In our presence this^{9th} day of ^{JUNE}.....2022.



**Company Seal
TENANT**

WITNESS TO THE ABOVE

NAME: KIRA UHER
SIGNATURE:
QUALIFICATION: DIRECTOR
POSTAL ADDRESS: P.O. BOX ARUSHA

PRISCA DIDASS
.....
P.O. Box 10344 ARUSHA
.....
H. Mcharo
.....
10/06/2022
.....

