

Tenancy Agreement

1. THIS AGREEMENT made on the day of 01TH November, 2022 Between **INSIGNIA LIMITED P. O. Box-71449 Dar Es Salaam** (hereinafter called "the Landlord" which expression shall where the context so admits include its successors and assigns) of the one part, and **M/S Laser Aesthetics Limited P.O. Box 2723 Dar Es Salaam** (Hereinafter called "the Tenant" which expression shall where the context so admits include his successor and assigns) of the other part.

2. **WHEREAS :**

The landlord admits the tenant to be the rightful occupier of a **304B Wing B Situated At YASMIN ENCLAVE on Plot No.134 Msasani** for the period of three years commencing from **01.11.2022 to 31.10.2025**, at a monthly rent of **TZS- 2,350,000 per month inclusive of Vat.**

THE TENANT HEREBY CONVENANTS WITH THE LANDLORD
As follows:

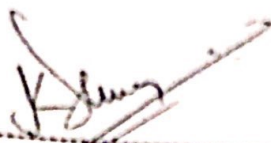
- a. To pay the reserved rent in the manner aforesaid.
- b. To pay all rates and charges for water, electric power, telephone and other outgoings payable by Tenant under the laws of the Country in respect of the demised premises.
- c. To keep the interior of the demised premises in good tenable repair and condition.
- d. Upkeep and maintain all furniture and fittings which has been provided as per list attached (if any).
- e. To keep the surrounding of the demised premises in good order and condition.
- f. Not to make any alteration or additions to the demised premises without the prior written consent of the Landlord.
- g. To take all precautions of avoiding general loss or damage to the demised premises and loss or injury to the occupants of the neighboring premises.
- h. Not to assign, sublet or part with the possession of the demised premises or any part thereof without the prior written consent of the landlord.
- i. To use the demised premises for the purpose of commercial use only.
- j. Not to us or permit to be used the demised premises in a way which would create nuisance or annoyance to the public, neighbors or adjoining tenants.

- k. To permit the Landlord and or his agent at all reasonable times with or without workers to enter upon the demised premises to view the condition and to execute repair where necessary under this agreement.
- l. To yield up the demised premises at the termination of the tenancy in good tenantable repair and condition. One month's notice in advance shall be given either by the Tenant or by the Landlord to terminate this agreement on its expiry.
3. The Landlord hereby covenants with the tenant
That the Tenant paying the rent here reserving and performing and observing the several covenants on his part herein contained shall peacefully hold and enjoy the demised premises during this tenancy without any interruptions from the Landlord or any person rightfully claiming under or in trust for him.
4. The Landlord and tenant hereby mutually agree and declare as follows:
 - a. The Landlord shall not be responsible for taking out insurance of the demised premises or any other portion of the building in which the demised premises is situated against fire or any other hazards or rights.
 - b. If the rent hereby reserved or any part thereof shall be unpaid for 21 days after becoming payable (whether demanded or not) or if any covenant on the Tenant's part herein contained shall not be performed or observed, then in any of the said cases, it shall be lawful for the landlord at any time thereafter to re-enter upon the demised premises or any part thereof in the name of the whole and then this agreement shall absolutely determine but without prejudice to any right or action of the landlord in respect of any breach of the Tenant's covenants herein contained.
 - c. Any notice under this Agreement shall be in writing. Notice to the Tenant shall be deemed to be sufficiently served if left addressed to him on the demised premises or sent to him through his postal address by Registered Post and notice to the landlord shall be deemed to be sufficiently served if addressed to him and posted by Registered Post at the address herein before stated or any other address used by the Landlord in future and notified to the Tenants in writing.
 - d. Either the Landlord or the Tenant has the right to give one month's notice to terminate this Lease Agreement and vacate the said premises.
5. It is further hereby agreed that this tenancy agreement shall extend for 3 year effectively from from 1ST November 2022 to 31st October 2025. However, the Landlord shall have the right to renew this agreement after its expiring for a further period.

In witness where of the parties here to have set their hands on the day mentioned against their respective names.

Signed and delivered by:

The Landlord



INSIGNIA LIMITED

The Tenant



M/S Laser Aesthetics Limited

Laser Aesthetics Limited
P.O. Box 2723
104 Chato Street DSM
T.T
E: info@skintecp.co.zz