

Lease Agreement

THIS AGREEMENT made this 1st day of December 2022 by and between **MAHADEVAN KOIPALLIL**, herein called "Owner," and **SLIPONS TANZANIA PRIVATE LIMITED** herein called "Tenant." Owner hereby agrees to Lease to Tenant the premises located at *Plot no 1900, Block Y, Mbagala area, Dar es Salaam* under the following terms and conditions.

1. FIXED-TERM AGREEMENT (LEASE):

Tenants agree to lease this premise for an initial term of *One Year*, beginning 1st December 2022 and ending 30th November 2023. Upon expiration, this Agreement shall be auto renewed, unless either Tenants or Owner notify the other party in writing at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.

2. RENT:

Tenant agrees to pay Landlord as base rent the sum of TZS 500,000/- per month, due and payable monthly in advance on the 1st day of each month during the term of this agreement.

3. FORM OF PAYMENT:

Tenant agree to pay their rent in the form of a Company cheque or Transfer, a cashier's cheque, made out to the Owner.

4. RENT PAYMENT PROCEDURE:

Tenant agree to pay their rent in person at the same address, or in such other way as the Landlord will advise the Tenant in writing.

5. RENT DUE DATE:

Rent to be paid in full before the 10th of each month.

6. CLEANING FEE

Tenant hereby agrees to accept property in its present state of cleanliness. They agree to return the property in the same condition.

7. REMOVAL OF Owners' PROPERTY:

If anyone removes any property belonging to Owner without the express written consent of the Landlord, this will constitute abandonment and surrender of the premises by Tenant and termination of this Rental Agreement.

8. TENANT COOPERATION:

Tenant agrees to cooperate with the Owner in showing property to prospective tenants, prior to termination of occupancy.

9. TENANT INSURANCE:

Landlord will not be liable for any loss of Tenant's property. Tenant hereby acknowledges this and agrees to make no such claims for any losses or damages against Owner, his agents, or employees.

10. ABANDONMENT:

If Tenants leave the premises unoccupied for 15 days without paying rent in advance for that month, or while owing any back rent from previous months, which has remained unpaid, the Owner and/or his representatives have the right to take immediate possession of the property and to bar the Tenant from returning. Owner will also have the right to remove any property that the Tenant have left behind and store it at the Tenant's expense.

11. OCCUPANTS:

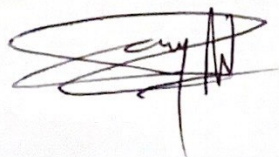
SLIPONS TANZANIA PRIVATE LIMITED Owners and Staff are allowed to Occupy the Property.

12. CONDITION OF PREMISES:

The Tenant hereby acknowledge that the said property is in good condition. If there is anything about the condition of the property that is not good, they agree to report it to the Owner within 3 days of taking possession of the property. They agree that failure to file any written notice of defects will be legally binding proof that the property is in good condition at the time of occupancy.

13. ALTERATIONS:

Tenant shall make no alterations, decorations, additions, or improvements in or to the premises without Owners' prior written consent, and then only by contractors or mechanics, or other approved by Owner. All alterations, additions, or improvements upon the premises, made by either party, shall become the property of the Owner and shall remain upon, and be surrendered with said premises, as a part thereof, at the end of the term hereof.

They acknowledge that they will be responsible for and pay any damage done by rain, wind, hail, tornadoes, etc., if this damage is caused by leaving windows open, allowing stoppage and/or overflow of water and/or sewage pipes, broken windows or doors, torn screens, broken door and window locks, etc. or any damage caused while Tenant has occupancy.

14. UTILITIES:

Tenant will be responsible for payment of all utilities, or other bills incurred during their residency.

15. NON-LIABILITY:

The Tenant hereby state that work or repairs that need to be done will be handled by competent professionals, unless Tenant are qualified and capable of doing the work themselves and doing it properly, in a safe manner that meets all federal, state, and local regulations and have written approval from the landlord. Tenant further state that they will be legally responsible for any mishap they either do themselves or hire others to do. Owner will be held free from harm and liability along with his agents and representatives. In the event that needed repairs are beyond the Tenants' capacity, they are urged to arrange for professional help.

16. ACCESS TO PREMISES:

The Owner reserves the right to enter the residence at reasonable times to inspect, make necessary repairs, supply services, or show it to prospective residents, purchasers, workmen, or contractors. Whenever practicable, a two-day notice of the Owner's intent to enter shall be given to the Tenant.

17. SUBLETTING & ASSIGNMENT:

Tenant shall not sublet the entire premises or any part of the premises, nor shall they assign this Agreement to anyone else without first obtaining Owners written permission.

18. TERMINATION UPON SALE OF PREMISES. Notwithstanding any other provision of this Lease, Owner may terminate this lease upon 45 days written notice to Tenant that the Premises have been sold.

19. WAIVER:

All rights given to Owner by this agreement shall be cumulative in addition to any laws which exist or might come into being. Any exercise of any rights by Owner or failure to exercise rights shall not act as waiver of those or any other rights. No statement or promise by Owner, its agents, or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this agreement.

20. TERMS:

In this agreement the singular number where used will include the plural, the masculine gender will include the feminine, the term Owner will include Landlord, Lessor; and the term Resident will include Tenant, Lessee.

21. FULL DISCLOSURE:

The Tenant signing this Rental Contract hereby state that all questions about this Rental Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement. Signature by the Tenant on this Rental Agreement is acknowledgement and he/she has received a signed copy of the Rental Agreement.

Accepted this 17th day of November 2022.

Tenant
Name: ABDUL RAZAK VELUTHEATH
Director - SLIPONS TANZANIA PRIVATE LIMITED

Date :17/11/22

Owner
Name: MAHADEVAN KOIPALLIL

Date: 17/11/22

Before me

[Signature]
A-N-Saidi, Advocate



LEASE ADDENDUM

Change of Period

This Addendum is made this day of 2022

This addendum is an amendment to the Lease Agreement, entered into on 1st December, 2022 for the premises located at Plot 1900, Block Y, Mbagala area, Dar es salaam between **MAHADEVAN KOIPALLIL (OWNER)** and **SLIPONS TANZANIA PRIVATE LIMITED (TENANT)**. (the said Lease agreement shall herein be referred to as "Agreement")

WHEREAS the parties hereto acknowledge and agree that all of the terms and conditions contained in the Agreement shall remain in full force and effect, except as amended herein. The parties further acknowledge and agree that this Addendum shall be incorporated by reference into the Agreement and set forth therein.

The Agreement is amended as follows:

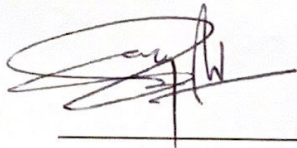
1. That the Fixed Term Agreement is now amended from ONE YEAR to THREE YEARS beginning 1st December 2022 and ending 30th November 2025.
2. Parties to the Agreement hereby certify to have read and understood the contents of this ADDENDUM and are in agreement and that have received a duplicate copy.

In Witness Whereof the Parties herein under have hereunto set their respective seals and hands to this addendum on the day, month and year first above herein written.

SEALED with the common Seal of

OWNER
MAHADEVAN KOIPALLIL

affixed this 19th day of December 2022

} 
Owner

TENANT
SLIPONS TANZANIA PRIVATE LIMITED

affixed this 19th day of December 2022

} 
Tenant

BEFORE ME:

Name: A. N. SADI

Signature: 

Qualification: ADVOCATE





START OF LEGAL RECEIPT

G.N SAID ADVOCATE
P O BOX 4528 DAR ES SALAAM
TELL 255 754 282 265
KALUTA STREET
TANZANIA

TIN 101962482

URN *NOTREGISTERED*

SERIAL NUMBER 03T2442030431

UIN 01181F

-10587530410196248203T2442030431

TAX OFFICE ILALA

RECEIPT NUMBER 1443

ZNo 1/0291

DATE 19-12-2022 TIME 09:55:04

ECR: 01 OP: 01

LEGAL SERVICES 30'000.00 C

TOTAL EXCLUSIVE OF TAX 30'000.00

TOTAL TAX 0.00

TOTAL INCLUSIVE OF TAX
30'000.00

CASH 30'000.00

ITEMS NUMBER 1

RECEIPT VERIFICATION CODE

CQ3W041443



*** END OF LEGAL RECEIPT ***