

LEASE AGREEMENT

AGREEMENT is entered this 03rd day of January 2022

BETWEEN

RAYMOND F MLAY of Dar es Salaam (hereinafter called the "**Lessor**") of the one part.

AND

AMARACHI INVESTMENT COMPANY LIMITED of P.O.BOX 20914, DAR ES SALAAM (hereinafter called the "**Lessee**") of the other part.

WHEREBY IT IS AGREED as follows:

1. That the **Lessor** leases his premises situated at Mbezi beach Kilongawima, Plot number 598, Block Number KUN, House number KUN/KUN/596 Dar es Salaam City ("**the Property**") on Lease from 03rd day of January 2022 (hereinafter called the "**effective date**") for a period of Three (3) Years at the monthly rent of **Tanzanian Shillings One Million, five hundred thousand (TZS 1,500,000/=)** payable every after three (3) years in advance.
2. That the said property will be free for occupation as from the effective date.
3. That upon execution of this Agreement and payment of the first six (6) month's advance rent, the **Lessee** shall be entitled to enter into full occupation of the said property.
4. That the **Lessor** shall pay the Land Rent, Services Charges and other statutory outgoings levied on the said property.
5. That the **Lessee** shall pay all charges for electricity, water and other services/utilities used by him on the said property during the term of this lease.
6. That the **Lessee** shall not carry out any alterations to the said property without prior written consent of the **Lessor**.
7. That the **Lessee** shall not sublet or part with the possession of the said property without prior written consent of the **Lessor**.
8. That the **Lessee** shall use the said property as office only.
9. That the **Lessee** agrees that in the event of failure on his part to pay the rent after the said six (6) months period this Agreement

10. That the **Lessee** agrees to maintain the property and to give back full vacant possession of the said property to the **Lessor** at the expiry of this Lease Agreement in like condition of the property at the time of leasing, fair wear and tear accepted.
11. That the parties herein have agreed that this Lease Agreement shall be binding on their heirs, administrators, trustees, legal personal representative and/or successor.

IN WITNESS WHEREOF the parties herein have full executed these presents on the day and in the manner hereinafter appearing.

SIGNED and DELIVERED by the said
RAYMOND F MLAY
 Who is known to me personally
 this 03rd day of JANUARY 2022

RMlay

LESSOR

SIGNED and DELIVERED by the said
**AMARACHI INVESTMENT
 COMPANY LIMITED**
 Who is known to me personally
 this 03 day of JANUARY 2022

Alie

LESSEE

