

## LEASE AGREEMENT

AGREEMENT is entered this 03 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 her premises situated at Mbezi beach Kilongawima Dar es Salaam City ("**the Property**") on Lease from 03 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 will be deemed terminated and the Lessee shall vacate the premises forthwith.

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 03<sup>rd</sup> day of JANUARY 2022

RMlayl  
.....  
**LESSOR**

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

AMC  
.....  
**LESSEE**

**BEFORE ME:**

