

LEASE AGREEMENT

THIS AGREEMENT is made this 12th day of June 2023

BETWEEN

KHAIROONISA IBRAHIM PATHAN of P.O. Box 1004 Bukoba, National ID 19740723-11103-00001-19, TIN 108-866-381 (Hereinafter called "the Landlord") which expression shall include his heirs, and assignees) of the one part.

AND

BOOK YOUR VOYAGE (TZ) LIMITED of Plot No. 778, Block 39, B, P.O. Box 10154, OHIO, Dar es Salaam with TIN No. 165-491-467 (Hereinafter called "the Tenant") which expression shall include his heirs, and assignees) of the other part.

WHEREAS:

- i. The Landlord is the owner of the property on Plot No. 778, Block 39, House No. 1, Apartment No. Mezo4
- ii. The Landlord and the Tenant are desirous of entering into a lease agreement on the terms and conditions herein.

NOW THIS AGREEMENT WITNESSETH as follows:

1. That the duration for the lease agreement shall be Four years (4) non-cancelable commencing on the 12th day of JULY, 2023.
2. The tenant will be paying the rent for 3 months in advance.
3. That the rent payable shall be USD 800/- per month inclusive WITH HOLDING TAX (Which is paid by Tenant on behalf of Landlord) and the same shall be paid as follows:
 - a) The tenant shall deposit the security deposit equivalent to one month lease which is USD 800/- on 12th JUNE 2023 and at the end of lease agreement/when the tenant does not want to continue with the said demised premises and when the landlord satisfies himself that the demised premises is in good condition, the security deposit will be return back to the tenant.

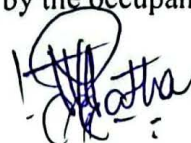
Rakesh Soui



- b) Rent will be paid in advance every 3 months at the time of signing of this agreement.
- c) Before expiry of two (2) year the tenant will have to renew the said lease agreement and 60 days' notice will be required to either party to continue with the said lease agreement. If this Agreement is not renewed, every month rent shall be USD 1500.
4. That, without prejudice to clause (3c) herein above, at the end of the lease period parties may enter into a new lease period on new agreed terms.
5. That the Tenant hereby covenants with the Landlord as follows:
- a) To pay the rent in the manner aforesaid.
- b) To keep the interior of the demised premises together with any fixtures therein reasonably clean and in good condition.
- c) To permit the Landlord and /or his agents at all reasonable times of the day with or without workmen to enter upon the demised premises to view the condition and state of the premises.
- d) Not to make any alterations to the demised premises without the consent, in writing of the Landlord first having been obtained.
- e) Not to sublet the demised premises to another tenant without prior written notice and consent from the Landlord.
- f) The tenant is required to make sure that the demised premises is in good condition always. No liability will be for the landlord arising from the negligence of the tenant.
- g) Not to use on the demised premises any charcoal, burner or other cooking and/or heating implement which may damage or destroy the demised premises or any part of it.
- h) Major Maintenance of the demised premises shall be done by the Landlord and the minor maintenance will be done by the Tenant.
- i) To observe all local authority by laws or rules applicable for the demised premises, to pay all government levy and other statutory fees such as water, electricity bills, garbage collection, service charge.
- j) Not to use the demised premises or permit the premises to be used in a manner so as to be a nuisance and or a source of nuisance to neighbours or the owners or occupiers of adjoining property.
- k) Where the term hereby created expires if the parties do not enter into a new lease agreement to ensure that the demised premises are vacated by the occupant.

Rakesh Sowi





It is mutually agreed that between the Landlord and the Tenant that:

- a) If rent or any part thereof shall be in arrears for the period of sixty days after the period whereon the same ought to have been paid as aforesaid whether the same shall have been legally demanded or not and if there shall be any breach, non-performance by the tenant of any of the covenants and conditions herein contained, it shall be lawful for the Landlord at anytime thereafter to enter into the demised premises or any part thereof and take possession thereof and without prejudice to any right to action or remedy of the Landlord in respect of any antecedent breach of any of the covenants by the tenant herein before contained.
- b) The Landlord will be providing with LED Light
- c) The Landlord will repair the ceiling and painting the office in his costs.
- d) The Tenant will be doing the AC wind relocation, light board connection, advertisement on glass and glass fitting in the premises with the permission of the Landlord.
- e) Without prejudice to item b, c and d hereinabove, at the end of the contract and when the tenant is no longer desire to continue leasing, she shall make good the demised premises to the position it was before.
- f) On termination of the lease to deliver up all keys of the demised premises.
- g) It should be understood that the rent will be increased by the landlord upon giving 3 months' notice to the tenant prior to expiry of this current lease agreement.

IN WITNESS WHEREOF the Landlord and the tenant hereby duly execute these presents on the date and in the manner hereinafter appearing

SIGNED and DELIVERED at DAR ES SALAAM}
by said **KHAIROONISA IBRAHIM PATHAN** }
who has been identified to me by _____ }
the latter being known to me personally in my }
presence this 12th day of June, 2023 }


_____ *owner of*
LANDLORD *landlord.*

BEFORE ME
Name: Victor Mhoro
Signature: _____
Postal Address: 315 Dsm
Qualification: Advocate



Rakesh Sowi

[Handwritten signature]

[Handwritten signature]

SEALED with the SEAL of the BOOK }
YOUR VOYAGE (TZ) LIMITED at }
DAR ES SALAAM }
in my presence this 12th day of June, 2023 }

SEAL



Name: Anil Chhabra
Signature: [Signature]
Postal Address: 10154 DSM
Qualification: DIRECTOR



Name: Rakesh Sowi
Signature: [Signature]
Postal Address: 10154 DSM
Qualification: DIRECTOR/ SECRETARY



BEFORE ME

Name: Victor Mhoro
Signature: [Signature]
Postal Address: 315 Dsm
Qualification: Advocate



[Signature]

[Signature]

Rakesh Sowi