

LEASE AGREEMENT

This lease made on the 01st November 2023, BETWEEN Rajinder Motors Limited of P.O. Box 1725, Moshi, Tanzania (hereinafter referred to as Landlord) and Eco Lodge Africa Limited represented by its Director Mr. Varinder S. Bhamra of P.O. Box 1725, Moshi, Tanzania (hereinafter referred to as Tenant).

NOW THIS AGREEMENT WITNESSETH as follows:

1. That the Landlord let and the tenant takes Plot No. 34, Farm 181/182, Saba Saba Area, Majengo, Moshi (hereinafter referred to as subject property) TO HOLD the same unto the tenant from the 1st Day of November 2023 for a term of 10 years up to the 31st Day of October 2033 and PAYING THEREFORE the net monthly rent of Tshs. 500,000.00 (Tshs. Five Hundred Thousand Only) being payable at the end each year, past and subject in all respects of the covenants and provisions here in after appearing.

1. THE TENANT HEREBY COVENATS WITH THE LANDLORD as follows:

- (i) To pay the reserved rent on the day and in the manner aforesaid.
- (ii) To permit the Landlord or his agent with or without workmen or others at any reasonable times and after arranging an appointment to enter upon the subject property and to view the condition thereof.
- (iii) Not to assign this lease or sub-let the subject property or any part thereof without the consent of the joint owners.
- (iv) Not to affect structural or other alterations or additions to the subject property without the prior consent of the joint owners.
- (v) To pay and discharge all charges for electric light, power and water in the subject property during the period of tenancy.

2. THE LANDLORD HEREBY COVENATS WITH THE TENANT as follows:

- (i) To pay all existing rates, taxes duties assessment impositions, insurance and outgoings whatsoever payable in respect of the premises of which the subject property forms part.
- (ii) To keep the exterior of the subject property together with the roof and the main structure, walls, electrical wiring and fittings thereof, all water taps, pipes, sinks and tanks used in connection with the water installation in good tenantable repair and condition.
- (iii) That the Tenant performing his obligations here under shall peacefully hold and enjoy the subject property during the said term or any further term granted in pursuance of the immediate proceeding sub-clause hereof without any interruption by the Landlord or any person rightfully claiming under or in trust for him.

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(iv) That the Landlord will on written request of the tenant made at least six months before expiration of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the tenant grant to him a lease of the subject property for a further term from the expiration of the said term created here in at such rent as the Landlord shall consider to be fair and economic rent and containing in all other respects the like covenants and conditions as are here in contained.

3. Any notice under this lease shall be in writing any notice to the tenant shall be sufficiently served if delivered at the subject property and any notice to the Landlord shall be sufficiently served if delivered to Rajinder Motors Limited, P.O. Box 1725, Moshi, Tanzania.

SIGNED and DELIVERED by

Manmohan S. Bhamra representing
Rough Tracks Limited who is known to me
Personally in my presence this 01st day of
November, 2023


.....
LANDLORD

Signature
Postal Address
P.O. Box 1406 MOSHI
Qualification..... ADVOCATE



SIGNED and DELIVERED by

Varinder S. Bhamra representing
Rough Tracks Limited who is known to me
Personally in my presence this 01st day of
November, 2023


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TENANT

Signature
Postal Address
P.O. Box
1406 MOSHI
Qualification..... ADVOCATE

