

**THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF WORKS AND TRANSPORT
TANZANIA AIRPORTS AUTHORITY**



LEASE AGREEMENT IN RESPECT OF OFFICE PREMISES

BETWEEN

**TANZANIA AIRPORTS AUTHORITY (TAA)
AND
CELEBI TANZANIA AVIATION SERVICES LTD**

FOR THE YEAR 2021 TO 2026

AGREEMENT NO. CFA.355/645/152/5

Drawn by:

**Tanzania Airports Authority, Head Office,
Terminal I, Julius Nyerere International Airport,
P. O. Box 18000
DAR ES SALAAM**



İşbu belge 2564 sayılı Karar çerçevesinde onaylanmıştır

2564 Karar

04.02.2022

**Onur BİLGİN
Ticaret Müşaviri**

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THIS LEASE is made this..... day of, 2021

BETWEEN

TANZANIA AIRPORTS AUTHORITY, a Government Executive Agency established Vide the Executive Agencies (Tanzania Airports Authority) (Establishment) order No. 404 of 1999 made under section 3 of the Government Agencies Act, 1997 and having its office at Julius Nyerere International Airport, Terminal 1, of P.O. Box 18000, (hereinafter is to be referred to as the "**Lessor**", which expression shall, where the context so admits, include its permitted successors in title and permitted assigns), of the one part;

AND

M/S CELEBI TANZANIA AVIATION SERVICES LTD, a Private Limited liability company incorporated under the Companies Act, 2002 and having its registered office in Dar es salaam, of P.O. Box 7401, Dar es Salaam, Tanzania (hereinafter referred to as the "**LESSEE**" which expression shall unless repugnant to the context or meaning thereof include its successors and assigns), of the other part.

WHEREAS:

1. The Lessor is empowered under the Aerodrome (Licensing and Control) Act, Cap. 92 [R. E. 2002] and the Government Notice No. 404 of 1999 to:
 - a) Manage and operate Government-owned airports in Mainland Tanzania including Julius Nyerere International Airport (herein "the Airport");
 - b) Provide facilities for passengers and other persons making use of the services or the facilities at the Airports; and
 - c) Enter into Agreements with any person or agency for inter alia the performance or provision by that person or agency for any of the services including aviation or such other facilities that may be performed by the Authority at the Airports.
2. The Lessor is the registered proprietor of the property at Julius Nyerere International Airport; the said property together with all buildings is hereinafter referred to as "**the Property**".
3. The Lessee is desirous of leasing a total of **192.70m²** (**herein "the lettable space"**) for the purpose of conducting its Ground Handling Services at the Airport.

4. The Lessor agrees to lease the lettable space for the term, at the rent and upon the covenants, conditions and provisions herein provided and as provided under **Annex II** of this Lease Agreement ("**the Lease**").
5. The Lessee represented and assured the Lessor that, he has the required professional skills, personnel and technical know-how in the installation and operation of a multi-operator antenna.

NOW IN CONSIDERATION of Terms and Conditions provided under **Annex I** of this Agreement, **THIS LEASE WITNESSETH** as follows: -

1. SCOPE OF THE AGREEMENT

- 1.1 This provisional Agreement grants the Lessee rights and privileges to conduct its business at the Airport. In consideration of these benefits, the Lessee agrees to abide by all of the terms and conditions herein including the obligation to pay to the Lessor rent for the lettable spaces as established in this Agreement.
- 1.2 The Lessee shall have the rights to use the lettable space and certain other common areas and facilities at the Airport to conduct its business.
- 1.3 The Lessee undertakes to confine its business operations within the purview of this Agreement only and that any action on its part or on the part of any of its employees, or agents which in the opinion of the Lessor, attempts to circumvent the above limitations, shall constitute cause for Lessor to terminate this Agreement.

2. LEASE PERIOD

- 2.1 Subject to and in accordance with the terms and conditions set forth in this Agreement, the Lessee shall have the rights, and privileges set forth in this Agreement for a period of **Fifty Six (56) MONTHS** effective from **01st February, 2021** and ending on **30th September, 2026**.

THE LESSOR

SIGNED and DELIVERED by duly authorized officers of **TANZANIA AIRPORTS AUTHORITY**

Signature: [Signature]

Officer Name: P. C Rwegashe

Address: Box 18032 DSM

Designation: DMA

Date: 23/07/2021

WITNESS

Signature: [Signature]

Officer Name: [Signature]

Address: 18000 DSM

Designation: LEGAL SECRETARY

THE LESSEE

SIGNED and DELIVERED by duly authorized officers of **CELEBI TANZANIA AVIATION SERVICES LTD**

Signature: [Signature]

Officer Name: Atilla Korkmazoğlu - Gaudence Temu

Address: Dar es salaam, of P.O. Box 7401, Dar es Salaam, Tanzania

Designation: Directors

Date: 11/05/2021

WITNESS

Signature: [Signature]

Officer Name: Ferda Yakar

Address: Dar es salaam, of P.O. Box 7401, Dar es Salaam, Tanzania

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2564
06.02.2021

Onur BİLGİN
Ticaret Müşaviri

**CELEBI TANZANIA AVIATION
SERVICES LIMITED
P. O. Box 7401
DAR ES SALAAM**