

LEASE AGREEMENT

This agreement is made this 1st June 2023 to 30th may 2026.

BY AND BETWEEN

RAZUA MUSHTAQ SHAH/GURUDUMU TATU LTD of P.O.BOX 182, Dar-es-salaam (hereinafter called "THE LESSOR" which expression shall where the context so admits includes his assigns and successors) of the one part.

AND

EAST AFRICAN REGION AND COMPANY LTD, OF P.O.BOX 7326, DAR-ES-SALAAM (hereinafter called "THE LESSEE" which expression shall where the context so admits includes his assigns and successors) of the other part to enter into this lease agreement for commercial Rental property plot no. 37, located in Keko Mwanga, Temeke, Dar-es-salaam.

Whereas "THE LESSOR" who is the owner of the property mentioned above plot no. 37, located in Keko Mwanga, Temeke, Dar-es-salaam upon the is desirous of leasing that premises to "THE LESSEE"

Whereas "THE LESSEE" who is the desirous of leasing the property mentioned above plot no. 37, located in Keko Mwanga, Temeke, Dar-es-salaam upon the conditions and term set hereinafter appearing;

1) NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS:

- a) The period of the lease will be 3 years form 1st June 2023 ending on 30th may 2026 with the option for renewal following three (3) months' notice prior to the expiry date of agreed lease term.
- b) The rent will be paid every six (6) months in advance.
- c) The "THE LESSOR" and "THE LESSEE" both have the option of terminating the tenancy during the lease term providing a three (3) months' notice be given. However, if "THE LESSEE" decides to terminate the lease agreement before the end of the lease term. The rent will be NON REFUNDABLE for the remaining period.
- d) The monthly rent shall be **1200 USD** which is required to be paid by the tenant in advance for 6 months, of which the receipt shall be signified by signing of this agreement.
- e) EAST AFRICAN REGION AND COMPANY LTD will pay 10% withholding tax, and obtain a receipt from income Tax Department and provide a copy the receipt to the "THE LESSOR"

2) WHEREAS THE TENANT AGREES COVENANTS WITH THE LESSOR AS THE FOLLOWS:

- a) To pay the rent on or before the due date.
- b) To permit the "THE LESSOR" with or without workmen at reasonable time of day after reasonable notice to enter the premises to examine and execute any repairs required to the premises.
- c) To use the premises for commercial purposes only.
- d) To pay for all electricity charges (LUKU) for the rental period.
- e) To pay for all water bill (DAWASCO) charges for the rental period.
- f) To maintain and keep the surrounding walls in good and tenantable condition.
- g) To maintain and keep the inside of the premises clean and tidy when possible
- h) Not to make any alterations/additions or construction on/to the premises without a written consent from "THE LESSOR".
- i) To maintain and keep all the wirings and fixtures in good condition.
- j) To be responsible and ensure not to neglect any problems with wiring, water, gas, or any other safety aspects of the premises which may cause damage to the premises in any such way.
- k) If by the end of the lease term any utility bills i.e electricity/gas/water/security bills and any such bills/charges that pertain to the rental premises which remained unpaid "THE LESSEE" shall be held liable to clear any and all outstanding bills/charges before the agreed time of vacating the premises.
- l) if by the end of the lease term any damages or unauthorized alterations have occurred to the premises or its surroundings "THE LESSEE" will be held liable to resolve/amend/repair and/or cover the costs of any such charges before the agreed vacating the premises.
- m) "THE LESSOR" has the right to cancel the lease agreement at any point in time should any of the guidelines/terms provided above are not abided by.

3) WHEREAS "THE LESSOR" AGREES COVENANTS WITH "THE LESSEE" AS FOLLOW:

- a) That "THE LESSEE", paying the rents hereinbefore reserved and performing and observing the several covenants and conditions on his behalf hereinbefore reserved and contained shall be entitled peacefully to hold and enjoy the lease premises during the term hereby created without let or hindrance from "THE LESSOR" or any person claiming through, under or in the trust for him.

4) PROVIDED ALWAYS AND IT IS HEREBY DECLARED THAT:

- a) If the rent hereby reserved or any part or parts thereof shall be in arrear for the space of thirty days (30) next after any one of the days where on the said ought to be paid as aforesaid(whether the same shall have been demanded formally or not) or if there shall been any observance(or non-performance of the same) hereinbefore contained the in any such case it shall be lawfully for "THE LESSOR" to enter anytime into the demised premises or any part or parts therefore in the name of the whole and the same to have again and repossess and enjoy in his former state.

SIGNED AND DELIVERED by the said)

RAZIA MUSHTAQ SHAH)

Being knowns to me personally in my)

Presence this ^{1st} day of JUNE 2023

Razia MUSHTAQ

LESSOR

WITNESS:

NAME DILAWER SHAH

SIGNATURE [Signature]

POSTAL ADDRESS

PO Box: 182 DSM.

QUALIFICATION

SIGNED AND DELIVERED by the said)

YESUBABUTALLURI

Presence this ^{1st} day of JUNE 2023

Yesubabu

LESSEE

WITNESS:

NAME NIKHIL QUNTUPALLI

SIGNATURE Nikhil

POSTAL ADDRESS 7326

DAR ES SALAM

QUALIFICATION

