

## LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 20 day of April 2022.

### BETWEEN

**MSASANI TOWER OF P.O BOX** ..... Dar es Salaam (hereinafter called "Lessor") on one part;

### AND

**WILDREALITY LIMITED OF P.O BOX** 24011 ..... Dar es Salaam (hereinafter called "Lessee" on other part.

**WHEREAS** the Lessor own the property located at, **MSASANI in KINONDONI within DAR ES SALAAM** (hereinafter called the "Premises")

**WHEREAS the Lessee** is desirous to have the premises let to it by the **Lessor**.

**NOW WHEREFORE**, in consideration of the premises and the mutual covenants of the parties hereinafter set forth, it is agreed as follows:

1. The Lessor hereby demises unto the Lessee the premises.
2. The Lease shall be for the term of **36 months** from **01<sup>st</sup> MAY, 2022** hereinafter called the Effective Date) to **30 APRIL, 2025** at the monthly rent of **TZS. 200,000/=** (Tanzania Shillings Two Hundred Thousand only) for the duration of the contract period.
3. The Lessee shall pay the sum of **TZS 7,200,000/=** upon the execution of this Agreement for the term of **Thirty-six months (36)**.
4. The premises will be free for occupation by the Lessee from the effective date.
5. Upon execution of this agreement and payment of the above rent, the Lessee shall be entitled to enter into full and sole enjoyment of the premises.
6. Until the expiry of the lease period the Lessee shall pay water and Electricity bills monthly as they are full due.

7. If the Lessee terminates this Agreement before the expiry of the lease period the Lessee shall give one month notice in writing.
8. The Lessee shall not make any alterations to existing structure of the premises without written consent from the Lessor.
9. The Lessee will keep the premises in good order at all times.
10. Terms and conditions of this Agreement shall nevertheless be subject to such statutes regulating status of Landlord and Tenant in Tanzania and in case of any conflict between the terms of this agreement and statutory provisions, the later shall prevail.

SIGNED and DELIVERED in DAR ES SALAAM by the said  
 JUMA EMANUEL On behalf of  
 MSASANI TOWER who is known to me /  
 has been introduced to me by \_\_\_\_\_  
 this 20 day of 04 2022.


  
 \_\_\_\_\_  
 LESSOR

SIGNED and DELIVERED in DAR ES SALAAM by the said  
 ALLEN EZEKIEL KIMBELWA On behalf of  
 WILDREALITY LIMITED who is known to me/  
 has been introduced to me by \_\_\_\_\_  
 this 20 day of 04 2022.

  
 \_\_\_\_\_  
 LESSEE

**WITNESSES BY:**

NAME: CHUKLIDA PETER KUBALUNGA

SIGNATURE: 

ADDRESS: P.O BOX 33520, DAR ES SALAAM

QUALIFICATION: ADVOCATE

DATE 20/04/2022



\*\*\* START OF LEGAL RECEIPT \*\*\*

LIDA AND CO ADVOCATES  
P.O. BOX 77147  
DAR ES SALAAM  
MWENGE  
TEL: 0757228292

TIN 140007285

URN 400360750

SERIAL NUMBER 03T2843001005

TIN 11078151214000728503T2843001005 01133M

TAX OFFICE KINONDONI

RECEIPT NUMBER 3480  
ZNo 1/0616  
DATE 20-04-2022 TIME 09:58:52

ECR: 01 OP: 01  
LEGAL SERVICE 0.00 A  
LEGAL SERVICE 15.000.00 A

TOTAL EXCLUSIVE OF TAX 12.711.86

TAX A-18.002 2.288.14

TOTAL TAX 2.288.14

TOTAL INCLUSIVE OF TAX  
15.000.00

CASH 15.000.00  
ITEMS NUMBER 2

RECEIPT VERIFICATION CODE  
E4680B3480



\*\*\* END OF LEGAL RECEIPT \*\*\*