

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 04th of JANUARY, 2024.

BETWEEN

RAMADHANI MWALAMI of P.O.BOX 741, Dar es salaam (hereinafter referred to as "the Lessor") which expression shall where the context so requires or admits includes his successors and or assignees of one part.

AND

AGILITY COMPANY LIMITED of P.O.BOX 820 Dar es salaam (hereinafter referred to as "the Lessee") which expression shall where the context so requires or admit includes its successors and or assignee of the other part.

AND WHEREAS This is the lawful owner and occupier of property situated at Dar es salaam ilala Lindi street, Plot 85, block number 187 (herein after referred to as the "Premise")

NOW THEREFORE THIS AGREEMENT WITNESETH AS HEREUNDER;

1. That in consideration of the rent and covenant hereinafter contained, the Lessor hereby grants and demises into the Lessee the said premise for the term of **Three years (3)** commencing from **04th day of JANUARY, 2024** and terminating on the **31th Dec, 2026**.
2. The rent payment by the Lessee to the Less or for the said premise is Tanzanian shillings Two hundred Thousands shilling only (200,000/=Tshs) per month, unless it is reversed by mutual agreement between the parties herein which shall be in writing and not otherwise, if any. the lessee shall pay one months' rent in lump sum that Tshs. 200,000/=

THE LESSEE HEREBY CONVENANTS WITH LESSOR as follows:

- (i) To pay the rent on the day, month and year herein provided without any undue delay.
- (ii) To use and occupy the said premise rented to the same solely and exclusively as and for residential purposes.

- (iii) To permit the Lessor or his agent to enter the said part of the premises and view and/or inspect the condition of the same.
- (iv) Not to make any alteration, additions or modification on the said part of the premise without obtaining the prior written consent of the Lessor.
- (v) Not to assign, sublet or part with possession of the premise or any part thereof, without the written consent of the Lessor.
- (vi) Not to do or to permit anything to be done in or upon the said part of the premise or any part thereof which may become a nuisance, annoyance, damage or inconvenience to the Lessor or occupiers in the neighborhood.
- (vii) Not use or permit the said premise or any part thereof to be used for illegal or immoral purposes
- (viii) To pay to the suppliers thereof all charges and bills including but not limited to electricity and water charges consumed by the lessee throughout the entire term of this lease agreement
- (ix) To comply with all Municipal and Health regulation in respect of the said part of the premise as may be promulgated from time to time by relevant Authorities.

THE LESSOR AND THE LESSEE HEREBY MUTUALLY AGREE as follow:

- (x) If the Lessee shall be desirous of taking a new lease of the premises after the expiry of the term hereby created, he shall have to give notice to the Lessor of its intention to take the new lease not less than one (1) month before the expiry of the term hereof.
- (xi) If any dispute, difference or question shall at any time hereafter arise between Lessor and Lessee on account of breach or alleged breach of covenants herein contained or otherwise relating to construction, meaning and effect to this deed the shall be resolved amicably, failure of which will be referred to the Court Law having jurisdiction to resolve the same.

(xii) If the Lessee does not intend to extend his lease agreement, he shall inform the Lessor orally or through writing as per paragraph XIII and shall repair or paint the house as it was when he first entered.

IN WITNESS WHEREOF we the parties hereto have executed these presents on the day, month and year hereinafter appearing.

SIGNED AND DELIVERED by the said

RAMADHANI MWALAMI

This 04th day of January 2024

BEFORE ME

Name: Ramadhani Mwalami

Signature: [Signature]

Postal Address: Dar es Salaam

Qualification: Owner

RAMADHANI MWALAMI
P.O. BOX 741
DAR ES SALAAM

SIGNED and DELIVERY by the said

AGILITY COMPANY LIMITED

This 04th day of January 2024

Name: Ahmad Omar

Signature: [Signature]

Postal Address: P.O. Box 820 DSN

Qualification: DIRECTOR

AGILITY COMPANY LIMITED
P. O. Box 820
DAR ES SALAAM, TANZANIA

This 04th day of January 2024

BEFORE ME:

Name: NURU JUMA MTAAMBO

Signature: [Signature]

Postal Address: P.O. Box 72632, DSN

Qualification: ADVOCATE

Nuru Juma Mtambo
P.O. Box 72632 Dar es Salaam
Advocate, Notary Public &
Commissioner for Gifts