

DATED THIS .....DAY OF JANUARY 2024

**LEASE AGREEMENT**

**BETWEEN**

**LORNA M. MAKANYA (THE LAND LORD)**

**AND**

**RIKAZ FOR ADVANCED BUSINESS LIMITED (THE TENANT)**

**168-172-109**

**LEASE AGREEMENT in Respect of Residential House No.1864 Located at Kunduchi Beach**

**Dar es salaam**

# **LEASE AGREEMENT**

**THIS AGREEMENT MADE** on the day of **16<sup>th</sup> DECEMBER 2024**(The ‘Agreement of **ROLNA M. MAKANYA** of P.O.BOX **2500 DAR ES SALAAM** (hereinafter Referred to as the ‘Landlord’) of the one part, and **RIKAZ FOR ADVANCED BUSINESS LIMITED** with an address of P.O.BOX **2500 KINONDONI DAR ES SALAAM** (hereinafter to be referred to as the ‘Tenant’) of the other part.

**WHEREAS**, the landlord is the registered owner of all the property, known as House No. 1864 Plot No. **NIL** Block No. **NIL** Street **KUNDUCHI** Ward **KUNDUCHI BEARCH** District **KINONDONI**.

**WHEREAS**, the Tenant is willing to rent the aforesaid Property for a period of **THREE YEARS (3)**, commencing from **30/12/2024 to 01/12/2027**.

NOW, THEREFORE, the Landlord and the Tenant (each a ‘Party’ and collectively, the ‘Parties’) In consideration of the mutual promises contained in this agreement and intending to be legally bound, agrees as follow;

1. **LEASE OF PROPERTY**, The **LANDLORD** here by leases to the **TENANT** for a period of **THREE YEARS (3)** effective from **30/12/2024 to 1/12/2027**. (The ‘Term’) subject for renewal as provided for in this Agreement.
2. **RENT**. The yearly rent payable is Tanzania shillings **7,200,000/=** (*Amount in words*) *Seven Million two hundred thousand only* Where by rent per month shall be **Tanzania shillings 200,000/=**(*Amount in words*) *Two hundred thousand only*.

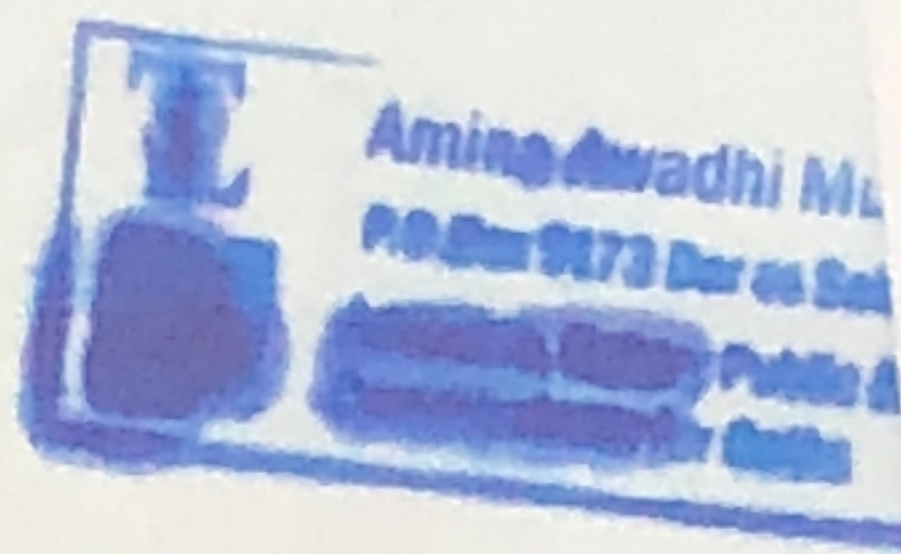
## **CONVENANTS OF THE TENANT WITH LANDLORD**

3. **PAYMENT OF RENT** : The payments shall be through cash or bank or direct deposit into landlord’s account to be provided .
4. **USE OF PROPERTY** : To use the property for official purpose only and not for any use without obtaining prior consent of the **LANDLORD** , which consent shall not be unreasonably withheld or delayed . Notwithstanding the forgoing , the tenant shall not use the property for the purpose storing any explosives ,

Flammables or other inherently dangerous substance, chemical thing or device.

5. SUB –LETTING , Not to sublet or part with possession of the rented property without consent from the LANDLORD , Which consent shall not be unreasonably withheld or delayed .
6. That Ninety (90) days before the expiration of this agreement, the tenant must inform the landlord in writing whether they want to renew the contract; and therefore the parties shall sit down to review / renegotiate the new terms of the contract though the landlord has the jurisdiction right to refuse/deny the new contract and therefore needs to communicate the decision in writing to the tenant sixty days (60)before the expiration of this contract and therefore the tenant will vacate 0the building .
7. OUT GOING: That the tenant shall be responsible to pay for its own utility bills – electricity and water bill and security though sharing arrangements could be made with other tenants in the building .
8. STRUCTURAL ALTERATION NOT to make any structural alteration on the property without seeking and obtaining the consent in writing from the LANDLORD .
9. MAINTANANCE : The tenant and highly responsible to keep the building clean and tidy at all time of their stay though cleaning arrangements could be made in collaboration with other tenants within the building . Should the tenant want to carry out any alterations within the building then should seek permission from the landlord .
10. TERMINATION : in case of termination or end of lease Agreement the Tenant will ensure that the property is handed over back to the land lord in good tenantable condition including carrying out repairs and painting internally and externally against existing colour .
11. DAMAGE : in the event there is any damage to the property with damage was caused by the careless or negligent use of property by the tenant the same shall be carried out by the tenant and at its expenses .

Postal Address ..... 91A3, DSM  
Qualification..... ADVOCATE



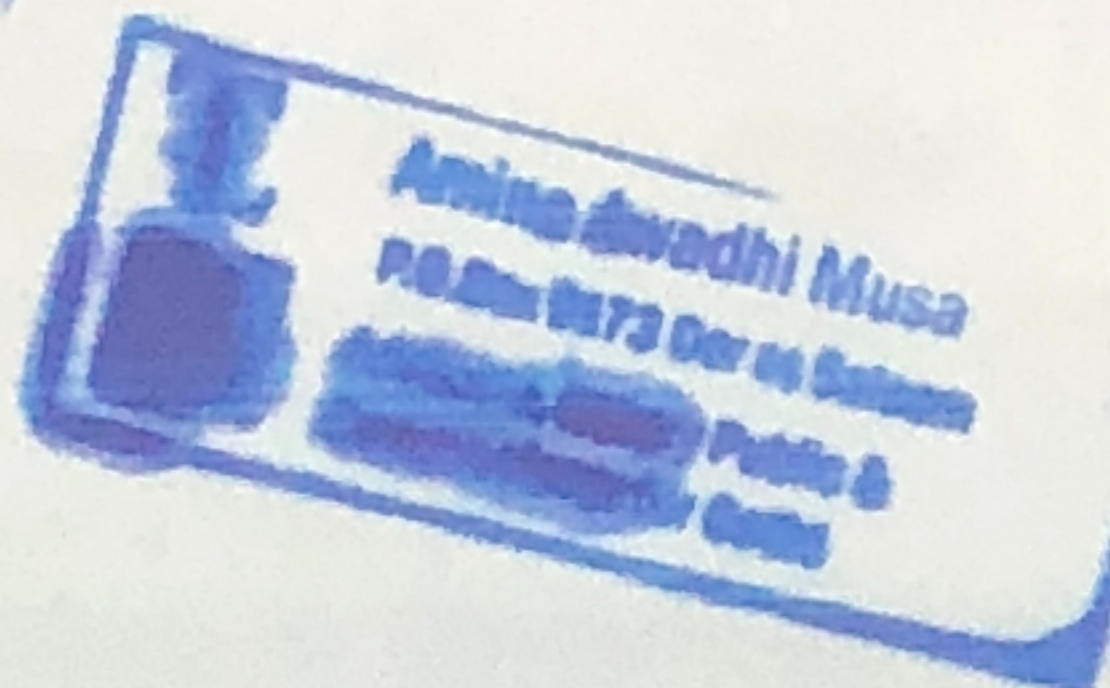
SIGNED and DELIVERED

By the said... LORNA MIKSI MAKANYA  
Of P.O. Box ..... 325A, DSM, SIMU 0A1344157

Company stamp.....

In my presence.....

NAME AMINA AWADHI MUSA  
SIGNATURE.....  
Postal Address ..... 91A3, DSM  
Qualification..... ADVOCATE



SD = 96,000  
VHT - 480,000  
16/2/2024  
Hordon

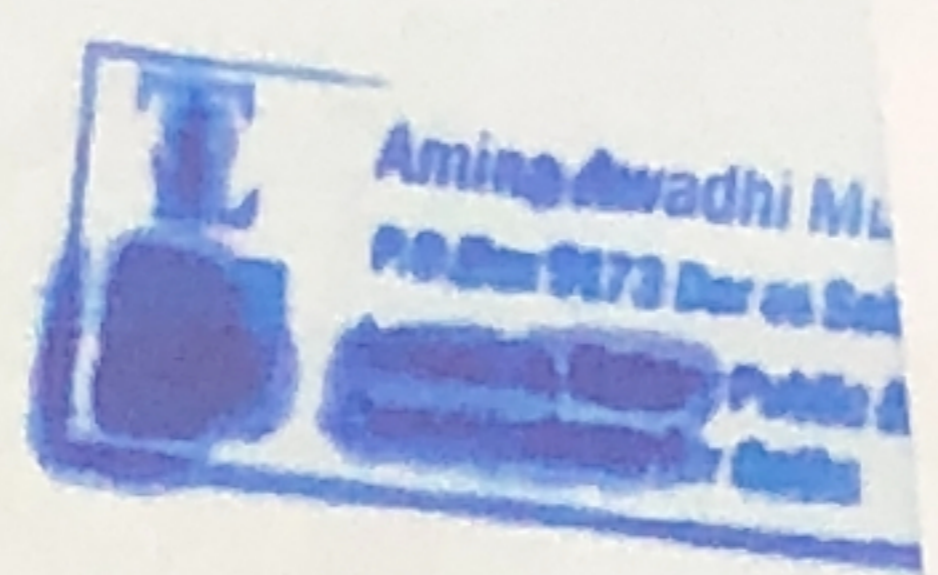
STAMP DUTY  
Shs. 96000/- collected  
Receipt No. 9984115028859 Dated 19/2/2024  
Regional - Manager Kinondoni Tax Region

\*\*\*START OF LEGAL RECEIPT\*\*\*  
AMINA AWADHI MUSA  
P.O. BOX 9173  
DAR ES SALAM  
KIBO  
TEL: 0764 981 552  
TIN 142338623  
URN 40138527E  
SERIAL NUMBER 031244300443H  
01181M  
UIN -11078151214237062031244300443H  
TAX OFFICE ILALA

RECEIPT NUMBER 10/0935  
ZNo 10/0935  
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ECR: 01  
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TOTAL EXCLUSIVE OF TAX 8'474 58  
TAX @ 18.00% 1'525.42  
TOTAL TAX 1'525.42  
TOTAL INCLUSIVE OF TAX 10'000 00  
CASH ITEMS NUMBER 10'000 00  
RECEIPT VERIFICATION CODE 9080E220293

\*\*\* END OF LEGAL RECEIPT \*\*\*  
Changamoto kwenye risiti via  
hure IKA 0800750254/0800750255

Postal Address ..... 91A3, DSM  
Qualification..... ADVOCATE

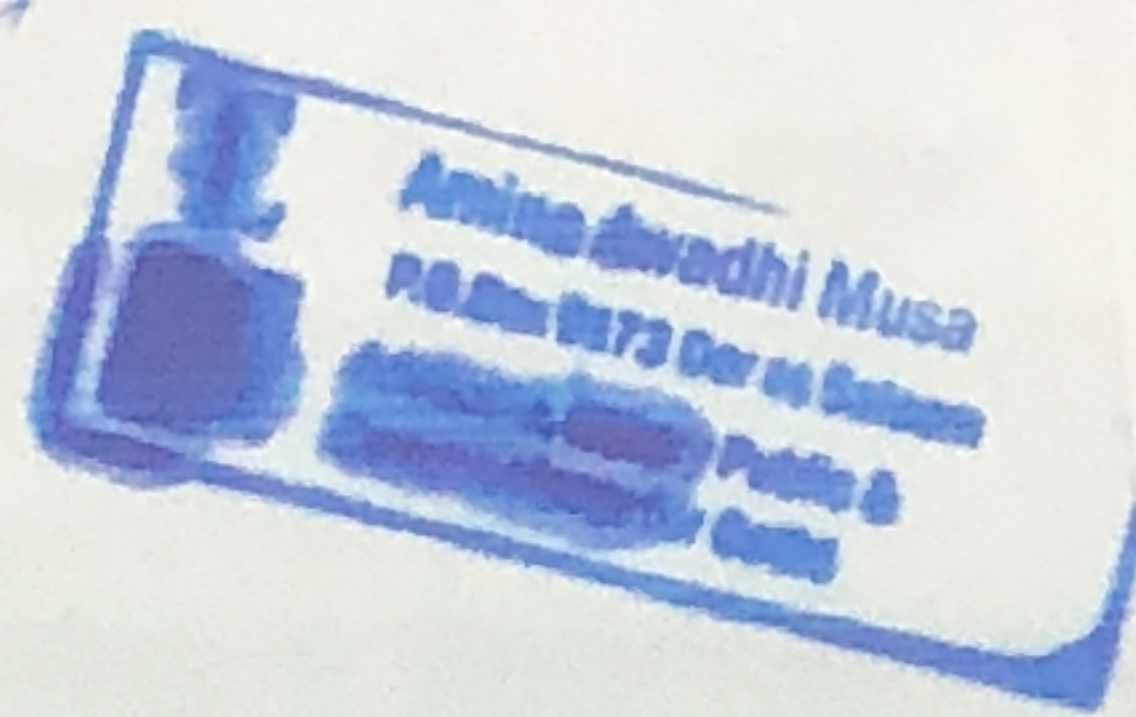


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ECR: 01  
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