

LEASE AGREEMENT

1. **LESSOR:** LILIAN MOSHI NTABAYE,
P. O. Box 4253 DAR ES SALAAM
2. **LESSEE:** GLN LIMITED,
P.O.BOX 4253, DAR ES SALAAM.
3. **PREMISES:** PLOT NO. 11, BLOCK 'G',
MWENGE
KINONDONI DISTRICT, DAR ES SALAAM.
4. **TYPE OF USE:** OFFICE.
5. **TERM:** 12 Months fixed Term.
6. **RENTAL FEES:** TSHS. 200,000 (Say Two Hundred Thousand Tanzania Shillings) per month.
7. **MODE OF PAYMENT:** Six months in advance a total amount of TSHS. 1,200,000/= (Say One Million Two Hundred Thousand Only) from the date of the Commencement of this agreement.
8. **DATE OF COMMENCEMENT:** 1st June, 2022.
9. **END OF CONTRACT:** 31st May, 2023.
10. **LESSEE'S OBLIGATIONS:**
 - a) To pay the agreed rent on time.
 - b) To refrain from any activity on the premises that may render this agreement voidable.
 - c) To use the premises only for activities set out in clause 4 above.
 - d) To keep the Inside and outside premises clean all time of this agreement.
 - e) To refrain from any activities that may be a breach of Municipal Regulations or a nuisance or that may in any way interfere with the quietness and comfort of the other lessees and or neighbors.
 - f) Not to assign or sublet the premises or any part thereof without the written consent of the Lessor in writing obtained in advance.
 - g) Not to make any alterations in or additions to the premises without the consent in writing of the Lessor's first hand permission obtained.
 - h) Not to cut or injure any of the walls of the premises or suffer or permit to be done.
 - i) To pay for electricity and water bills every month without fail.
 - j) To give Vacant possession upon expiry of one year unless the parties agree to renew the same.

k) To give permission to the Lessor or delegate to make normal inspection of the premises during day time. Prior Information must be given by the lessor for the intended visit mentioning date and time.

11. THE LESSOR:

- a) To pay all present and future rates, property taxes and service charges levied by the central or local Government Authorities in Tanzania in respect of the premises.
- b) Lessor has kept repair the structure and exterior of the premises, including drains, gutters, water supply, electricity supply and sanitation save that the above shall not be construed as requiring the Lessor to rebuild or reinstate the premises in the event of the destruction or damage by fire, earthquake or other acts of God.
- c) To permit the Lessor if he has paid the agreed rent and if he observes all terms of this agreement to enjoy use of the premises without any disturbances not mentioned in this agreement.

IN WITNESS WHEREOF the parties hereto have duly, executed these presents in the manner hereinafter appearing.

SIGNED at Dar es Salaam by the said
LILIAN MOSHI NTABAYE who is known
To me personally/ Identified to me by.....

.....the latter being known
to me personally in my presence this 31st day of May, 2022

[Signature]
LESSOR

BEFORE ME:

NAME: CHARLES MATHIAS

SIGNATURE: *[Signature]*

POSTAL ADDRESS: P. O. Box 35970

QUALIFICATION: ADVOCATE



WHF = 240,000/-
SD = 24,000/-

264,000/-
01/06/2022.

SIGNED at Dar es Salaam by **GLN LIMITED**

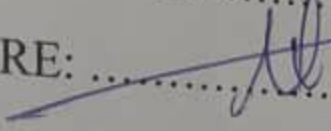
, who is known to me personally/ identified to me by
.....the

later being known to me personally in my presence this ...
31st day of May, 2022.



BEFORE ME;

NAME: CHARLES MATHIAS

SIGNATURE: 

POSTAL ADDRESS: P.O. Box 35970 AS

QUALIFICATION: ADVOCATE

