

LEASE AGREEMENT

THIS LEASE AGREEMENT entered into on this Day of the year 2024.

BETWEEN

FAHMIDA ISMAIL DAWOOD of P.O. BOX 259 Dodoma,
(hereinafter referred to as "the Landlord" which expression shall where the context so admits include its successors and assigns) of the one part,

ALPHA ANTARES LIMITED of P. O. BOX 1463 , Dodoma
(hereinafter called "the Tenant") of the other part.

WITNESSETH that:

In consideration of the covenants and provisions hereinafter contained or implied and on the part of the Tenant to be performed and observed, the Landlord **DOTH HEREBY DEMISE** unto the Tenant situated along MKONZE SOUTH, DODOMA CITY COUNCIL, comprising of one frame (hereinafter referred to as "the demised premises")

TO HOLD the same unto the Tenant for the term of one year commencing from this 4th day of FEBURARY. **2024**
YIELDING AND PAYINGTHEREFOR the monthly rent of 800,000/= (Tanzania Shillings seven hundred thousands only) payable in advance at the beginning of the term.

1. The tenant with intent that the obligations hereinafter set out may continue throughout the continuance of the terms hereby granted covenants and agrees with the Landlord as follows;

a) To pay the rent reserved on the days and in manner aforesaid without any deductions whatsoever. However,

for the avoidance of doubt, it is hereby declared and acknowledged that while making payment for six month/one year, a total amount of Tzs 1,500,000/= which was paid to the Landlord and of which receipt was acknowledged on 4th FEBURARY 2024.

b) To keep the demised premises and all additions thereto and the fixtures, windows, doors locks, sanitary, water apparatus, electric wiring and fittings thereof in good and tenantable repair and condition (fair wear and tear and damages by accidental fire or act of God or force majeure being excepted).

c) Not without the previous consent in writing of the Landlord to make or permit to be made any alterations in, or additions to the demised premises, or cut, main or injure or suffer to be cut, maimed or injured any of the walls, structures, or timbers thereof.

d) To use the demised premises for commercial purposes only.

e) To pay and discharge all charges in respect of telephones, electricity and water used in the demised premises.

f) Not to do or permit to be done anything whereby any policy of insurance in respect of the demised premises may become voidable or cause the premiums under the policy to be increased.

g) Not to do or permit to be done anything whereby any policy of insurance in respect of the demised premises may become voidable or be avoided or cause the premiums under the policy to be increased

h) Not to assign, sub-let or part with the possession of the demised premises or any part thereof without first requesting for, and receiving written consent from the Landlord.

PROVIDED ALWAYS that occupation of the demised premises by any person in the employment of the Tenant shall not constitute an assignment, sub-letting or parting with possession thereof.

- i. To permit the Landlord or its agents and servants at all reasonable times in the day to enter upon and view the condition of the demised premises and to give or leave on the dismissed premises notice in writing of such defects and want of repair there found which the Tenant is liable to make good under the covenants hereinbefore contained.
 - ii. Within thirty days of leaving any such notice as last aforesaid, to repair and make good all defects and want of repair mentioned in such notice.
 - iii. To pay the Advocate's fees in respect of this lease.
 - iv. Upon the expiration or sooner determination of the term hereby granted to peacefully yield up the demised premises and all fittings therein to the Landlord or its duly authorized agent in such condition as shall be in compliance with the foregoing covenants.
2. The Landlord **HEREBY COVENANTS** with the Tenant as follows:

- a. To effect all repairs due to inherent faults in the structure of the demised premises and materials therein.
- b. To keep in good tenantable, repair the roof and outside walls of the premises hereby demised.
- c. To bear, pay and discharge all existing and future taxes and charges (except those payable by the Tenant under Clause) above.
- d. That the Tenant having paid the rent reserved and observing and performing the several covenants and stipulations herein on his part contained shall hold and have peaceful enjoyment of the demised premises during the said term without any interruption by the Landlord or any person rightfully claiming under, or in trust for it.

3. PROVIDED, AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED that:

If the rent hereby reserved or nay part thereof shall remain unpaid for 30 days after becoming due and payable (whether formally demanded or not) or if any covenant, condition or stipulation on the Tenant's part herein contained shall not be performed or observed, then and at any time thereafter the Landlord shall have a right to enter upon the demised premises or any part thereof. Thereupon, this demise shall immediately determine, but without prejudice to any right of action which the Landlord might have in respect of any antecedent breach of the Tenant's covenants herein contained.

If at any time during the term hereby granted the demised or nay part thereof shall be destroyed or damaged by fire (not occasioned by the willful act, neglect or default of the Tenant or his servants or agents) or act of God or force majeure, or if the demised have become unfit for commercial use due to any cause whatsoever not caused by the fault of the Tenant, then, in any such case and so often as the same shall happen the rent hereinbefore reserved or a fair and just proportion thereof according to the extent the dismissed premises have become unfit for commercial use hereby shall cease and he suspended during the period when the premises hereby demised remains destroyed or damaged. In case of disagreement as to the cause, extent of destruction or damage, the amount to be abated, or period for which said rent or nay part thereof shall be suspended or otherwise in relation thereto, the same shall be referred to arbitration by two arbitrators, one to be appointed by each party or their umpire under the provisions of the arbitration law for the time being in force in the United Republic of Tanzania. **PROVIDED THAT** in the event of any destruction or Tenant shall be entitled to determining this lease if within three months from the date of such damage, destruction or the demised premises have not been rendered fir for commercial use.

If the Tenant shall be desirous of taking a lease of the demised premises for a further term of ONE year from the expiration of the term hereby granted, the Tenant shall not be less than three months before the expiration of the term hereby granted give to the Landlord notice in writing of such desire, and if he/she shall have paid the rent hereby reserved and performed up to the termination of the tenancy hereby created then the Landlord will let the

demised premises to the Tenant for a further year at aren't to be mutually agreed on all other respects to the same stipulations as contained except this clause for renewal.

That acceptance at any time by the Landlord payable hereunder shall not operate or be taken to take effect as a waiver by the Landlord of or then existing breach by the Tenant of any covenants, provisions, agreements, conditions or restrictions herein contained or implied and the tenant to be performed and observed and the remedy of the Landlord by virtue of an

Should any misunderstanding arise in the interpretation of any clause or the whole of this contract at any particular moment in time parties shall refer to mediation and the laws governing contractual relations in Tanzania shall be applicable.

IN WITNESS WHEREOF the parties hereto executed this deed the day and the year first mentioned.

SIGNED and DELIVERED at Dodoma
by the said **FÄHMIDA ISMAIL DAWOOO**
Who is introduced to me by the said

[Handwritten signature]

VENDOR

Who is known to me personally in my presence
This Day of *2nd february* 2024.

BEFORE ME:

SIGNATURE: *[Handwritten signature]*

NAME: CHARLES MABULA CHARLES

**ADDRESS; P.O BOX 542
DODOMA**

QUALIFICATION: ADVOCATE



SEALED with the Common Seal of the said
ALPHA ANTARES LIMITED and signed by
NAGENDRA SINGH BHANDORIYA in his Capacity
as **DIRECTOR** this *2nd* Day of *february* 2024.

[Handwritten signature]
PURCHASER

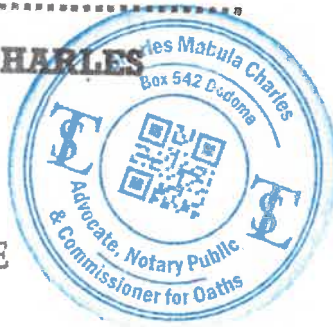
BEFORE ME:

SIGNATURE: *[Handwritten signature]*

NAME: CHARLES MABULA CHARLES

**ADDRESS; P.O BOX 542
DODOMA**

QUALIFICATION: ADVOCATE



[Handwritten signature]