

RENTAL AGREEMENT

PARTIES

- This Rental Agreement (hereinafter referred to as the "Agreement") is entered into on 24/11/2023 (the "Effective Date"), by and between BAHARI MOTORS BUILDINGS with an address of DSM (hereinafter referred to as the "Homeowner") and BF-GHAT LTD with an address of BF-GHAT LTD (hereinafter referred to as the "Renter") (collectively referred to as the "Parties"). 10027 DSM

ADDRESS

- The location of the office in consideration is located at the following residence and address KIJITONYAMA PLOT 5 BLOCK 36 DSM, hereinafter referred to as "Home").

RENTAL TERM

- The Parties agree that this rental term is on a monthly basis beginning on the date of signing this Agreement.
- The Parties further agree that the first month's rent is to be prorated in case of this Agreement starting partway through the month whereas the monthly terms will proceed from the first day of each month ongoing.
- This Agreement is valid for one year upon its signing. Upon the end of the term of the Agreement, this Agreement will not be automatically renewed for a new term.

RENT AND SECURITY DEPOSIT

- The Parties agree that the Renter will pay the Homeowner an amount of 500 USD per month due or on before the first day of each month.
- The Parties agree that the Homeowner requires a payment amounting to 200 USD as a security deposit for the faithful performance of the renter.
- The payment of the security deposit will be required to be submitted on the day of signing this Agreement.
- The security deposit will be returned to the renter ONE YEAR days after the termination of this Agreement assuming no damage to the room has been made.

UTILITIES

- The Renter hereby agrees to be responsible for the following utilities and/or services:

- 1. ELECTRICITY
- 2. WATER
- 3. SECURITY SERVICES
- 4. -
- 5. -

- Whereas the Homeowner also agrees to be responsible for the following utilities and/or services:

- 1. ELECTRICITY
- 2. WATER
- 3. -
- 4. -
- 5. -

MAINTENANCE AND REPAIRS

- Hereby, the Parties agree that the following maintenance and repairs will be the responsibility of the Renter

- 1. TOILETS
- 2. -
- 3. -
- 4. -
- 5. -

- Hereby, the Parties agree that the following maintenance and repairs will be the responsibility of the Homeowner

- 1. -
- 2. -
- 3. -
- 4. -
- 5. -

TERMINATION

- The Parties agree that either of the parties is entitled to terminate this Agreement with 14 days written notice.
- In case of not complying with the terms of this Agreement, either Parties will be entitled to terminate this Agreement in case the party at fault fails to resolve the non-compliance 14 days after its occurrence.

DISPUTE RESOLUTION

- Any dispute and/or difference arising out of or related to this Agreement will be submitted to _____ (Arbitration/mediation/negotiation) according to, and subject to the laws of _____.

GOVERNING LAW

- This Agreement will be governed by and construed according to the laws of TANZANIA.

ENTIRE AGREEMENT

- This Agreement is complete and with respect to the subject matter herein, supersedes all and any prior agreements, understandings, and conditions, expressed or implied, written or oral, of any nature with respect to the subject matter herein.
- The expressed terms control and supersede any course of performance and/or usage of the trade inconsistent with any of the terms herein.

SEVERABILITY

- In an event where a provision of this Agreement is found to be void and/or unenforceable by a court of competent jurisdiction, then the provisions remaining will continue to be enforced.

AMENDMENTS

- The Parties agree that any amendments made to this Agreement must be in writing where they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

SIGNATURE AND DATE

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout their signatures below:

HOMEOWNER

BATHORI MOTORS BUILDINGS.

DATE

24/11/2023

RENTER

BF-GHAT LIMITED

DATE

24/11/2023