

## LEASE AGREEMENT

This lease agreement is made this <sup>26</sup> day of April, 2024

### BETWEEN

**ANNA SAMUEL NYAMBULA** of P.O. Box, Dar es Salaam, residing at Tabata in Ilala Municipal, Mobile No. 0767439432 (hereinafter to be referred as the Landlord) of the first part.

### AND

**ROYAL STAR HOTEL LIMITED** of P.O. Box 24059, Dar es Salaam, Mobile No., (hereinafter to be referred as the tenant) on the second part.

### WHEREAS,

- A. The landlord is the lawfully owner of the premises in surveyed land situated at Tabata Liwiti, Block "C", Plot No.2066, Ilala Municipal, in the city of Dar es Salaam.
- B. The said landlord is desirous of leasing the premises herein above shown for the rental payment herein below agreed to the tenant.
- C. The tenant has agreed to lease the said premises for the consideration herein below agreed.

NOW therefore this agreement witness as follows:-

1. In consideration of the rental payment of Tshs. 1,000,000/- (One Million Shillings Only) per month payable in terms herein below agreed, the Landlord hereby agrees to lease his premises to the tenant for the term certain of six months commencing from 21<sup>st</sup> April, 2024. The lease shall expire on 21<sup>st</sup> April, 2025.
2. Upon signing of this agreement, the tenant must have already pay the landlord the amount of six months' rent in a sum of Tshs. 12,000,000/= (Twelve Million Tanzania Shillings Only).
3. The Landlord covenants to the tenant as follows:-
  - a) To allow him quiet enjoyment of the premises.
  - b) Not to enter the premises without prior notice to the tenant.
  - c) Pay taxes, land rent and rates that are usually payable by the landlord
4. The tenant covenant to the landlord as follows:
  - a) Not to commit voluntary waste to the premises.
  - b) To leave the landed property in good condition upon completion of the lease period.

5. It is hereby mutually agreed by the parties as follows:-

- a) That the lease period shall be for six months (6) unless it is renewed by the consent of both parties for another period of another six months and shall commence at the expiration of the term herein subject to rent revision clause herein contained.
  - b) Either party shall be at liberty to terminate this lease before the expiration of the said term of one year by giving the other party (2) month notice of his or her intention to terminate the lease and the lease shall be terminated on the expiry of such notice.
6. The rent shall be subject to annual revision to accommodate any increase of the land rent, service charges, administrative costs, taxes, assessments, outgoing and whatsoever which at the present or in future become payable on the property.

IN WITNESS thereof the parties have put their hands on the date and year herein below shown:-

SIGNED and DELIVERED by  
ANNA SAMWEL NYAMBULA who is known to  
me personally/identified to me by  
this 21st day of April, 2024.

  
LANDLORD

BEFORE ME

SIGNATURE: 

POSTAL ADDRESS: 33906

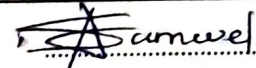
QUALIFICATION: Advocate

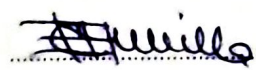


SIGNED and DELIVERED by  
ROYAL STAR HOTEL LIMITED who is known to  
me personally/identified to me by  
this ..... day of April, 2024.



OFFICER AUTHORISED TO SIGN ON BEHALF OF THE COMPANY

1. SIGNATURE:   
NAME: ANNA SAMWEL NYAMBULA  
QUALIFICATION: DIRECTOR

2. SIGNATURE:   
NAME: CONSALVUS GEROLD LWILLA  
QUALIFICATION: DIRECTOR