

LEASE AGREEMENT
BETWEEN

Mrs. Perpetua Machange
OF

Postal Address: P.O.BOX 1363 Moshi

AND

KiliMedAir Aviation Company

OF

Postal Address: P.O.BOX 1153
Moshi

TEL; +255 (0)27 275 2284

In respect of the house premises in
Moshi plot No.7, Block J MKWAWA
ROAD, Moshi
Municipality.

Of the other part AN AGREEMENT made on
this...11 JAN...23...
BETWEEN

Mrs. Perpetua Machege of Post Office Box 1363 Moshi in united
Republic of Tanzania (hereinafter called "The Landlady") on one part
and KiliMedAir Aviation Company of Post Office Box 1153 Moshi
(hereinafter called" The Tenant

WHERE BY IT IS AGREED BY AND BETWEEN THE PARTIES
HERE TO as follows

1. The landlady lets and Tenant takes the house situated in Moshi municipality Plot NO. 7
Block J Mkwawa Road (hereinafter called "The Premises") for a period and upon the terms and
conditions here after mentioned.
2. The landlady shall hold the premises on LEASE ON OF2024..... YEAR
3. The annual rent for each year shall be paid in four instalments following this schedule:
 - i. For the year 2024..... payment shall start on...11 JAN..... which sums
up60..... month until year end, equivalent to (TSH)
 - ii. For the year2024..... the payment shall be in
Tanzania shilling (TSH).....1,500,000..... only one per month; equaly to 18,000,000
per annum.
 - iii. For the year2025..... the
payment shall be in Tanzania shilling (TSH).....1,500,000..... only per month;
equaly to 18,000,000..... per annum.
 - iv. For the year2026..... the payment
shall be in Tanzania shilling (TSH).....1,500,000..... only per month; equaly to
18,000,000..... per annum.
 - v. The installment shall be begin on11 JAN / 2024..... following by
other payments after every 3 month until the lease agreement

4. All payment shall be made by the tenant into the landlady's bank account stated below unless the landlady advises otherwise in writing.

Account Name: Perpetua Machange

Account Number: 91200015955677

Bank Name: stanbic Bank Tanzania Limited

Currency: US Dollar

Swift code: SBICTZXXXX

The rent will be renewable at the end of each lease agreement after mutual agreement between two parties i.e., the landlady and the tenant.

5. The rent amount shall be subject to all statutory deduction such as 10% withholding tax to be remitted to TRA by tenant referring the landlady's TIN number 106-158-843.

6. THE TENANT HEREBY AGREES WITH THE LANDLADY THAT THE TENANT

a) Will pay the said rent as describe above.

b) Will pay tax such as stamp duty 1% of the contract amount and be remitted to TRA

c) Will pay all water conservancy and related charges in respect of the premises.

d) Will pay all charges in respect of electronic current, whether in light or power supplies by authorized distribution to the premises and used therein including all kilowatt charges periodic or unit charge

e) will during the said term keep the interior of the premises and the drainage and water pipes and sanitary and other fixture there in , all the doors, windows, wardrobes ,cabinets, calling and float in the same good and tenantable repaid conditions as they now are , fair wear and tear and structural repaid rendered necessary by external factor only excepted.

f) Will permit the landlady or his agent's at all reasonable time to enter the premises for the purpose of examine the state and condition thereof to repair any structural defect reported by the tenants.

g) Will not make any alteration in or premises without the landlady's previous consent in writing.

h) Will not do or permit to be done upon the premises any act or things, which shall or may damage or become a nuisance, annoyance or inconvenience to the landlady or the occupiers of any neighboring premises.

i) Will not transfer, assign, sublet or part with the possession of the premises or any part thereof without previous written consent with the landlady PROVIDER ALWAYS THAT the occupation of the premises by any person in the service of the tenant and his immediate family members shall not (whether or not such occupation) be transfer subletting or parting with the possession of the premises for purpose of this clause.

j) Will not remove any tree shrubs now or hereafter growing on the premises.

k) Shall be responsible for replacement or make good repair or restore all such of the articles of fixtures and effects as shall be broken, lost, damaged or destroyed during the term.

i) Shall be responsible for all damage, which is incurred as a result of negligence or willful act on the part of the tenant and or this agents

Occupant to walls and fixture ceilings, Floors, windows and doors and will repair the same at her own expense.

m) The tenant shall replace any keys (or appropriate locks) which are show on the inventory of keys and which are lost or destroyed during the term.

7. THE LANDLADY HERE BY AGREES WITH THE TENANT THAT THE LANDLADY WILL:

a) Allow the tenant to peacefully and quietly hold the premises during the tenancy here by create without undue interruption from the landlady or any other person acting on her/his behalf.

b) The tenant shall use the said premises for his/her own residential/office purpose and will not allow or cause any authorized or illegal activities to be carried out on the premises

- c) The landlady will fix execute any structural work on the said premises upon reasonable notice in writing by the tenant always provided the such defects are not due to the negligence /misuse or willful acts on the part of the tenant (Clause, k and l)

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED
AS FOLLOWS

- a) If either part to this agreement shall desire to terminate this lease agreement at any time during the said term, the part shall give the other part THREE MONTHS NOTICE in writing or such desire (and shall up to the time of determination of such termination pay rent and perform and observe the covenants on the part of the part giving notice herein before reserved and con tained)
- b) The tenant agrees to allow the landlady or her agents' permission upon a previous appointment having been made to enter the premise one week to vacating so as to allow the landlady or her agents to bring around prospective clients to view the property.
- c) If either party after notice in writing given to other party requiring the party to carry out any work of repair or redecoration which is lawfully liable shall fail to commence and diligently proceed with such work within 21 days shall be lawful for the party giving such to reinedy the situation and transfer the cost of his/her action to the party responsible for it.
- d) Any difference or dispute concerning or arising out of this lease agreement shall be determined through consultation between the palties but should they fail to resolve such dispute the matter shall be subjected to, arbitration in accordance with the provision of any statutory or other modification or re-enactment therefore for the time in force.
- e) The tenant immediately prior to the termination of the term here by created shall paint with good silk emulation paint in a proper and workman like manner in a color and otherwise to the reasonable satisfaction of the landlady in all respects ,all walls, ceiling, iron, wood and other parts of the interior of the said premise here to or usually painted and after internal painting to grain warmish, distemper, wash, whiten and color all such as have previously been so dealt with.
- f) The tenant paying the rent here by reserved and performing and observing all the agreement and conditions there in contained or implied and on his/her to be performed

and observed shall and may peacefully and quietly hold and enjoy the premises during the tenancy here by created without any form of interruption from or by the landlady or by the landlady or any other person acting on his/her behalf.

The tenant hereby accepts this agreement subject to the conditions and stipulation. In witness whereof, this lease agreement has been duly executed the day and year first herein before in writing.

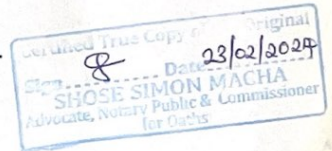
SIGNED

a) LANDLADY:

Name: PERPETUA MACHANGE
Signature: *Perpetua*
Date: 23/02/2024

In the presence of (witness)

Name: SHOSE SIMON MACHA
Signature: *Shose*
Date: 23/02/2024



b) TENANT:

Name: KILI MEDAIR
Signature: *Kili*
Date: 23/02/24

In the presence of (witness)

Name: SHOSE SIMON MACHA
Signature: *Shose*
Date: 23/02/2024

