

SUB-LEASE AGREEMENT

BETWEEN

ABSTRACT LIMITED

("Lessee")

AND

ALTITUDEX LIMITED

("Sub-Lessee")

In respect of PLOT 369, Msasani Road, Oysterbay, Dar Es Salaam

THIS SUB - LEASE AGREEMENT is made on this **15th February, 2024** between ABSTRACT LTD of P.O Box 33095, Dar Es Salaam, incorporated in Tanzania and having its executive business office at MSASANI TOWER, Plot No. 369 Msasani Road, Oysterbay, Dar-es-salaam , Tanzania hereinafter referred as the "Lessee" on one Party and ALTITUDEX LIMITED incorporated in Tanzania and having its registered office at Plot No. 369 Msasani Road, Oysterbay, Dar-es-salaam, P.O Box 33095 - Dar-Es Salaam, herein referred as "the sub-lessees" on the other part.

That, "the Lessee" leased the property known as MSASANI TOWER from CORDURA LIMITED on the terms and condition stipulated on {"head lease") and intend to sub-lease one office room to the Sub-Lessee on the terms and conditions hereinafter stipulated.

Sub -Leased Property

The Lessee lets and the Lessee takes that one office room part of MSASANI TOWER , situated at Plot No 369, Msasani Road, Oysterbay, Dar Es Salaam for registered office business of ALTITUDEX LIMITED (Sub-Lessee)

DURATION

This Lease Agreement shall be for a period of 12 months renewable commencing on 15th February, 2024 to 14th February 2025.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

Rental Charges

The Sub-lessee shall pay the lessee rent for the demised office room upfront Tanzania Shillings Four Hundred Thousand (**TZS: 1,200,000/=**) VAT inclusive per month and shall contribute monthly payment of utilities charges (Electricity /water) as per invoice issued by the Lessee to the sub-Lessee.

Duties of The "Lessee"

- Shall undertake scheduled maintenance and repair of the office as per "head lease"
- Shall reserve the right to enter the office for general inspection after giving 7 (seven) days' written notice to the sub-lessee.
- Shall peacefully and quietly give the leased office to the sub-lease

Duties of the Sub- Lessee

- Ensure to pay the rental fees at the agreed time and in the agreed manner.
- Ensure to keep the said office in a tenable and good condition
- Permit or let the Lessor, its agent/servant to enter the said office for the purpose of inspection or repairs whenever necessary.
- Shall not enter any written or oral contract to sublet or sublease any part of the said rented room , .
unless with the written consent of the lessee which shall not be unreasonably withheld

FORCE MAJEURE:

Neither Party shall be liable for any loss, damage, injury or delay due to any act caused beyond its control including (without prejudice to the generality of the foregoing expressions) acts of God, government, strikes, lockouts, fire, aircraft explosion, flooding, riots, civil commotion, acts of war, malicious mischief, provided that if the performance of the Party's duties under this Agreement shall be prevented or substantially interfered with by such cause, despite all attempts on the part of the Party to carry out its obligations as nearly as possible in accordance with this Agreement, the obligations of the Party shall forthwith be suspended until such cause shall have ceased.

DISPUTE RESOLUTION

In the event of any dispute arising out of this agreement parties shall settle amicably within 14days, failure of which the tenancy agreement shall be terminated forthwith.

TERMINATION OF THE LEASE AGREEMENT

Either Party may terminate this Lease Agreement at any time for any reason by serving the other Party with 1 (one) months' notice in writing. There will no refund of rent paid in advance unless mutually agreed by both parties on termination date.

LITIGATION

The Lessee and the sub-lessee agree to abide by the provisions set out under the Laws of Tanzania.

AMENDMENT

Subject to changed circumstances, parties reserves the right to vary the term and conditions of the sub-lease agreement at any time by giving not less than 14 days' notice to the other Party.

IN WITNESS WHEREOF, the lessee and the Sub-Lessee hereby execute and agree to the terms and conditions of the Sub-Lease Agreement on the date first set out above

In Witness the parties have signed this agreement on date first above mentioned

Signed for and on behalf of **ABSTRACT LTD**

NAME: ABDALLAH JUMA
SIGNATURE: 
Qualification: MANAGER

WITNESSED BY

NAME: ALLEN GODIAN

SIGNATURE: 
Qualification: ADVOCATE



Signed for and on behalf of **ALTITUDEX LTD**

NAME: GAUDENSIA MBUNDA
SIGNATURE: 
Qualification: DIRECTOR

WITNESSED BY

NAME: ALLEN GODIAN

SIGNATURE: 
Qualification: ADVOCATE

