



*** START OF LEGAL RECEIPT ***

EDEN LAW CHAMBERS

MOBILE: +255 0717141907
TIN: 158869101
VRN: 40311228K
SERIAL NO: 10TZ114827
UIN: 09VFDWEBAPI-
10131758715886910110TZ114827
TAX OFFICE: Tax Office Ilala
ADDRESS: Dar es Salaam, TANZANIA

CUSTOMER NAME: Classion Global
Tanzania Limited
CUSTOMER ID TYPE: TIN
CUSTOMER ID: 169653070
CUSTOMER VRN: N/A
CUSTOMER MOBILE: +255 759403720

RECEIPT NO 107
Z NUMBER 1/20240120
DATE: 20-01-2024 TIME: 13:13:10

DESCRIPTION	QTY	PRICE
ATTESTATION	1	20,000.00 A

TOTAL EXCLUSIVE OF TAX 16,949.15

TAX A - 18% 3,050.85

TOTAL TAX 3,050.85

TOTAL INCLUSIVE OF TAX 20,000.00

CASH 20,000.00
ITEMS NUMBER 1

RECEIPT VERIFICATION CODE
5E4D98107



*** END OF LEGAL RECEIPT ***



A LEASE AGREEMENT

BETWEEN

ISABELA GRATIAN URASSA, (LESSOR)

AND

CLASSION GLOBAL TANZANIA LIMITED (LESSEE)

**ON- ROOM NO. 4A19, 4th FLOOR, MAGOMENI USALAMA WATUMISHI
HOUSING, P. O. Box 82137, DAR ES SALAAM, TANZANIA.**

A LEASE AGREEMENT

THIS LEASE AGREEMENT is hereby made this **18th** day of **January 2024**.

BY

ISABELA GRATIAN URASSA, a resident of, **P.O Box 82137 Dar es Salaam, Tanzania**, *hereinafter called the (Lessor)*, which expression shall where the context so admits include her executors, administrators and assigns of the one part;

AND

CLASSION GLOBAL TANZANIA LIMITED (*hereinafter referred to as "The Lessee"*) whose **Postal Address** is **5119 Dar es Salaam Tanzania**, which expression shall, where the context so admits include their executors, administrators, and assigns of the other part;

WHEREAS the LESSOR is desirable to leasing his business **ROOM NO. 4A19, 4th FLOOR, MAGOMENI USALAMA WATUMISHI HOUSING, KINONDONI DAR ES SALAAM**

WHEREAS, the Lessees are desirous of leasing the Demised Property from the lessor to use the same for commercial purposes and have made a proposal of their intention to the lessor; and

WHEREAS the lessor has accepted the proposal of the lessees and, thus desirous of leasing the Demised Property to the lessee;

NOW THEREFORE, the Lessor and the Lessees (hereinafter jointly referred to as "The Parties") covenant as follow:

1. TENURE OF THE LEASE

In consideration of Tanzanian Shillings Four Hundred Thousand Only (**Tsh400,000/**) per month **VAT Inclusive** (*hereinafter referred to as the contract price*) the Lessor will lease, as she/he hereby do, the Demised Property to the Lessees for a period of **THREE YEARS** commencing on **18th January 2024** to **18th January 2027** subject to the Lessees complying with the terms and conditions contained herein. The contract may be renewed for another term on new terms and conditions provided that the Lessees express their intention to renew the same one month before the termination of this contract.

2. PAYMENT OF RENT

That, the rent amounting to Tanzanian Shillings **One Million Two Hundred Thousand (Tsh 1,200,000/=)** shall be paid fully in one installment upon signing of this agreement and at the beginning of this agreement for the period of **THREE MONTHS** that is from **18th January to 18th March 2024**.

3. THE LESSEES' FURTHER COVENANTS WITH THE LESSOR AS FOLLOWS: -

- a. **THAT**, the Lessees will pay electricity and water bills during the Lease period and shall be responsible for all security matters.
- b. **THAT**, at all times during the said term, the Lessees shall keep the Demised Property including doors, walls, windows, electrical fittings and other Lessor's fixtures and fittings in good and tenantable repair;
- c. **THAT**, will permit the Lessor or her agents with all necessary workmen and appliances at all reasonable times to enter upon the demised property to execute repairs under which the Lessor covenanted to execute.
- d. **THAT**, shall not cut, maim or injure any of the walls or timbers of the demised property or to drive nails into walls of the said building or permit the same to be done.
- e. **THAT**, shall comply with all the health and sanitary laws, rules, and orders of appropriate governmental authorities and municipal laws with respect to sanitary matters, environmental and infrastructure safeguard;
- f. **THAT**, shall not to assign this Lease, or sublet or grant any concession or license to use the demised property or any part of the demised property without Lessor's prior written consent. Any assignment, subletting, concession, or license without the prior written consent of the Lessor, or an assignment or subletting by operation of law, shall be void and, at Lessor's option, terminate this Lease.
- g. **THAT**, at the expiration of the Lease period as provided herein and where he has not opted to renew the same, shall quit and surrender the demised property in good state and condition as it were at the commencement of this Lease;

4. THE LESSOR COVENANTS WITH THE LESSEE AS FOLLOWS: -

- a) **THAT**, will keep the roof and main walls of the building and electrical wiring in good and tenantable repair condition;
- b) **THAT**, will permit the Lessees, after paying the rent and performing and observing the covenants and conditions contained herein or implied by the law and customs to possess and enjoy the demised property during the term of the Lease without any unreasonable interruptions; and

- c) **THAT**, will pay all existing and future municipal property tax, in respect of the building.

5. ENTIRE AGREEMENT

- 5.1 **THAT**, this Lease Agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease is hereby superseded. This Lease may be modified only by a written signed by both Lessor and Lessee.
- 5.2 **THAT**, the rent agreed upon may be revised prior to the expiry of this Lease term and before entering into the new Lease.

6. SEVERABILITY

If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect

7. GOVERNING LAW

This Lease shall be governed and construed in accordance with the laws of United Republic of Tanzania.

8. TERMINATION

- 8.1 The Lessor may terminate this contract at any time for the reason of the Lessee failure to observe or comply with the provisions of this contract provided that a notice of the default on the part of the Lessee is given by the Lessor and the Lessee does not comply with it in the period of thirty days.
- 8.2 The Lessee may terminate this contract by giving a one-month notice to the Lessor.
- 8.3 Notwithstanding the foregoing provisions, termination of the contract by either party shall not affect any liabilities and rights accrued out of this contract before termination of the same.

9. NOTICES

Any notice required or otherwise given pursuant to this Lease shall be in writing; hand delivered, mailed by postage prepaid, if to Lessee, at the demised property and if to Lessor, at the address for payment of rent.

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the day and year first above written.

SIGNED by ISABELA GRATIAN URASSA

Who is known to me/personally identified

Tome by.....

The latter being known to me this 19th

day of January 2024

Isabela

LESSOR

Signed for and on behalf of CLASSION GLOBAL

TANZANIA LIMITED duly authorized and with

Powers this 19th day of January 2024

Name: Mr. PRASENJIT SARKAR

Signature: *Prasenjit Sarkar*

Designation. Director

CLASSION GLOBAL TANZANIA LIMITED
P.O. Box 5119
DAR ES SALAAM - TANZANIA

(company seal)

LESSEE

IN THE PRESENCE OF:

Name: BOAS E. KABATE

Signature: *[Signature]*

Qualification: NOTARY PUBLIC & COMMISSIONER FOR OATHS

Date: 19th January 2024



STAMP DUTY

Shs. 48,000/- collected

998414831688 Receipt No. Dated 31/01/2024

Regional - Manager Kinondoni Tax Region