

**LEASE AGREEMENT**

1. A. DATE 01st JANUARY 2024.
- B. LONDLORD **GOLDEN COACH LTD**
P.O. BOX 38322
Dar es Salaam.
- C. TENANT **GOLDEN VISTA LIMITED**
P.O. BOX 38215
Dar es Salaam.
- D. PROPERTY They are leased part area of office (02nd Floor – Round Office Space) located at Nelson Mandela Road, Plot No. 38 at Changombe - Temeke within the city of DSM.
- E. TERM Three (03) year's lease commencing starting from the date of **01st January 2024 to 31st December 2026.**
- F. RENT The rent shall be Tanzania shillings Seven Hundred Thirty Thousand only (**TZS: 730,000/= Exclusive Vat**) per month and paid in advance with every three-month including vat & less with 10 % withholding tax.
- G. USE It is agreed that the premises will be used only agreed office areas with one parking slot outside the office.
- H. POSSESSION The tenant has possession that from on 01th January 2024 to 31st December 2026.
- I. RENEWAL If at the end of the lease agreement the tenant desires to renew the lease, a notice to do so must be communicated to the landlord who in turn shall respond him acceptance or non-acceptance.
- J. DAMAGES Any major damages or defects caused to the building or other's property due to negligent acts of the tenant or guests shall be the responsibility of the tenant.
- K. TERMINATION Either party shall be at liberty to terminate the lease by tendering a thirty (30) days' notice to the other party showing intention to terminate and the agreement shall be deemed to have expired at the end of the period notified.



L. DISPUTE

Any disputes, controversy or claims arising out of or in relation to this tenancy agreement or any breach, termination or invalidity thereof shall be, unless settled by a single mediator/Arbitrator agreeable to both parties in accordance with arbitration ordinance (Cap.15) or Statutory Modification or enactment thereof the time being in force.

1. THE Tenant HEREBY COVENANTS with the Landlord as follows:

1. To pay rent as set out above.
2. The payments of all utility bills for water, electricity, garbage collection, watchmen security is included in the rent, so tenant has to pay only the rent as agreed to landlord, and the withholding tax payments should deduct from rent and to furnish copies of payment receipts to the land lord after each payment.
3. To keep the interior of the property, the internal decorations, furniture, fixtures and effects in good repair and condition and to replace, if necessary, those which have been damaged or destroyed during the tenancy.
4. To allow the landlord or any one with the landlord's written authority to enter the Property at reasonable time of the day to inspect its condition and state of Repair, if the landlord has given 24 hours' notice before hand.
5. Not to alter or add to the property or do or allow anyone else to do anything on the property which might cause damage to the property.
6. Not to assign or sublet the property and not to part with any possession of the Property in any other way.
7. Not to remove any of the furniture, fixtures and effects from the property.
8. At the end of the term or earlier if the tenancy comes to an end more quickly, to deliver the property up to the landlord in good and tenantable condition.

1. That the tenant has the right to pass and enjoy the property during the tenancy without any interference/interruption from the Landlord.

Claiming through or in trust for the landlord BUT: -

- a. This clause does not limit any of the rights under this agreement which the tenant has agreed to allow the landlord to exercise;
- b. This clause does not prevent the landlord from taking lawful steps to exercise his rights against the tenant if the tenant breaks any of the terms of agreement.
- c. To pay all Government taxes or charges or charges of fees such as required by law.

AS WITNESS the parties have set their hands here to on the day and date specified below:-

SIGNED and DELIVERED by the said
MR MOHAMED RASHID SAMBARU (Director)
 By **GOLDEN COACH LTD**
 This ... 3rd day of January 2024.

LANDLORD (LESSOR)

Signature : _____
 Name : Abrahams Ted Mwakifuna
 Address : P.O. Box 68326 Dsrn
 Qualification : Advocate



SIGNED and DELIVERED by the said
MR MOHAMEDRAZA MASUMALI DEWJI (Director)
 On behalf of **GOLDEN VISTA LIMITED.**
 The being known to me personally and signed in my presence on this ... 3rd day of January 2024

TENANT (LESSEE)

Signature : _____
 Name : Abrahams Ted Mwakifuna
 Address : P.O. Box 68326 Dsrn
 Qualification : Advocate



SEAL

Stamp Duty
 TShs. 87,600/- Collected
 Receipt No. 99847/1239/19
 Regional In-Charge - Lemtck

$$730,000 \times 12 \times 1\% = 87,600 = SD$$

$$730,000 \times 1\% = 73,000 \times 6 = 438,000 = WH$$

GOLDEN COACH LTD
 P.O.BOX - 38322, DAR ES SALAAM,
 TANZANIA.

VRN : 10 - 003940 - O

DOC TIN : 100-149-451

Email : finance@goldentz.com

GOLDEN VISTA LIMITED

Ledger Account

CUS TIN : 170-509-587

1-Jan-24 to 31-May-24

Date	Particulars	Vch Type	Vch No.	Debit	Credit
3-Jan-24	To Rental Income - Local <i>BEING RENT CHARGES FOR OFFICE BUILDING (PLOT NO. 38 - 02nd FLOOR) FROM 01st JAN - 31st MAR 2024....I.NO # 0009</i>	Sales	9	2,584,200.00	
17-Jan-24	By Cash <i>BEING CASH RECEIVED FROM "GOLDEN VISTA LTD" AGAINST THE RENTAL CHARGES I.NO # 09 (RENT + VAT : 2,584,200 - W.TAX (10 %) 219,000 = B/C 2,365,200/-)</i>	Receipt	11		2,365,200.00
19-Jan-24	By Withholding Tax (Rent - Lessee) A/C <i>BEING CASH PAID FOR THE W.TAX (10 %) ON THE RENTAL CHARGES BY "GOLDEN VISTA LTD" AGAINST I.NO # 09 (RENT + VAT : 2,584,200 @ W.TAX (10 %) 219,000)</i>	Journal	13		219,000.00
				2,584,200.00	2,584,200.00



[Handwritten Signature]

INVOICE

GOLDEN COACH LTD P.O.BOX - 38322, DAR ES SALAAM, TANZANIA. VRN : 10 - 003940 - O DOC TIN : 100-149-451 Email : finance@goldentz.com	Invoice No.	Dated
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	JN/09-24 dt. 3-Jan-24	03 MONTHS RENT - 2024
Buyer (Bill to) GOLDEN VISTA LIMITED CUS TIN : 170-509-587	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Description of Goods	Amount
1	RENTAL CHARGES BEING RENT CHARGES FROM 01st JAN to 31st MAR 2024 Per Month : 730,000 @ 03 Month	2,190,000.00
2	VAT	394,200.00
Total		TZS 2,584,200.00

Amount Chargeable (in words)	E. & O.E
Tanzanian Shilling Two Million Five Hundred Eighty Four Thousand Two Hundred Only	
Tax Assessable Value	2190000.00
Tax Exempt Value	0.00
Tax Vat Value	394200.00
Total Value	2584200.00

Remarks:
 BEING RENT CHARGES FOR OFFICE BUILDING (PLOT NO. 38 - 02nd FLOOR) FROM 01st JAN - 31st MAR 2024.....I.NO # 0009

Declaration
 We declare that this invoice shows the actual price of the goods described and that all particulars are true and correct.

Company's Bank Details
 A/c Holder's Name : **GOLDEN COACH LTD**
 Bank Name : **Habib African Bank Ltd**
 A/c No. : **00015620011 (USD)**
 Branch & Bank Code : **KARIAKOO BRANCH, UHURU STREET, DSM - TANZANIA.**
 SWIFT Code : **HABITZTZ**

for **GOLDEN COACH LTD**
 Authorised Signatory



2,584,000 = 00
 215,000 = 00 W. TAX
 10%
 2365,000 = 00



This is a Computer Generated Invoice

GOLDEN COACH LTD
P.O.BOX - 38322, DAR ES SALAAM,
TANZANIA.
VRN : 10 - 003940 - O
DOC TIN : 100-149-451
Email : finance@goldentz.com

Receipt Voucher

No. : 11

Dated : 17-Jan-24

Particulars	Amount
Account :	
GOLDEN VISTA LIMITED	
Agst Ref 9 2,365,200.00 Cr	2,365,200.00

Through :

Cash

On Account of :

BEING CASH RECEIVED FROM "GOLDEN VISTA LTD" AGAINST THE RENTAL CHARGES I.NO # 09 (RENT + VAT : 2,584,200 - W.TAX (10 %) 219,000 = B/C 2,365,200/-)

Amount (in words) :

Tanzanian Shilling Two Million Three Hundred Sixty Five Thousand Two Hundred Only

TZS 2,365,200.00



Authorised Signatory



TANZANIA REVENUE AUTHORITY

ISO 9001:2015 Certified

CERTIFICATE/REMITTANCE SLIP IN RESPECT OF WITHHOLDING TAX ON

Withholding Tax - Rental (Land and Building)

Name of TAXPAYER/WITHHOLDER: GOLDEN VISTA LIMITED

TIN: 170509587

Name of WITHHOLDEE: GOLDEN COACH LTD.

TIN: 100149451

I hereby certify that, we have this date of 19/01/2024

deducted prior in favour of the Commissioner for Domestic Revenue Department/Large Taxpayer Department withholding tax from the above named person as follows:

Gross Amount Paid/Payable (VAT Exclusive) 2,190,000.00 TZS

Tax withheld at 10% 219,000.00 TZS

further certify that the above Tax has been REMITTED in TRA's Commissioner for Domestic Revenue/Commissioner for Large Taxpayers Bank Account.

Tax was withheld from the following Invoice(s):

<u>Invoice No.</u>	<u>Gross Amount (VAT Exclusive)</u>
9	2,190,000.00
	<hr/> 2,190,000.00