



Galaxy A54 5G



Galaxy A54 5G

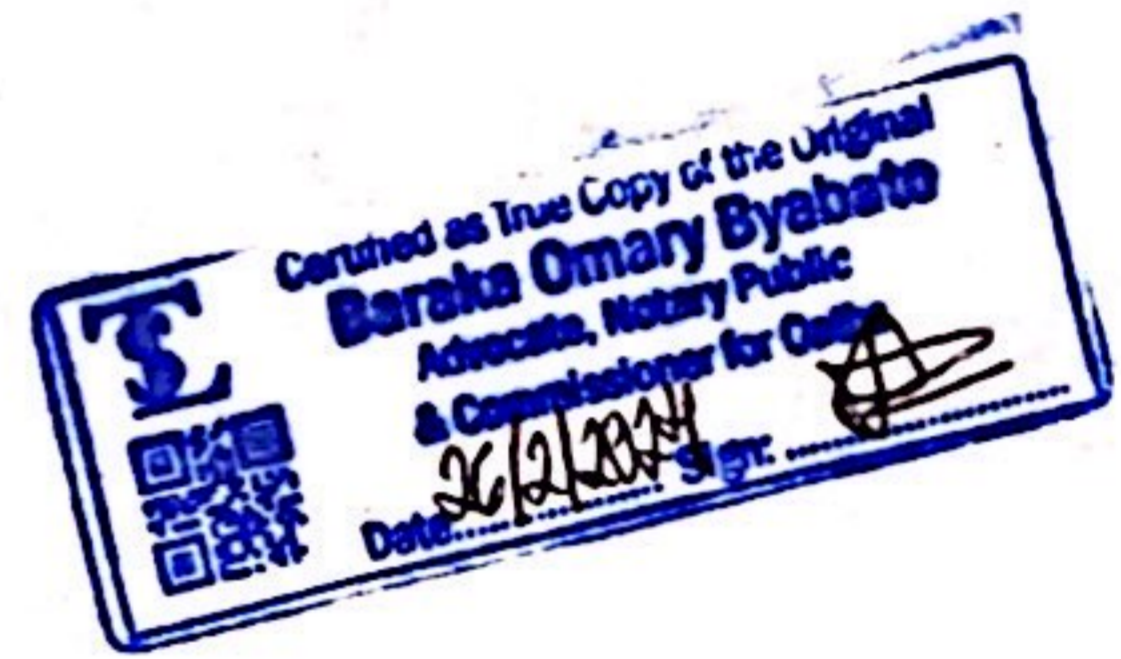


The Registration of Documents Ordinance [cap 117]

DATED THIS 1st February 2024

Between

HEMA LAKHANI



AND

AFRINEXUS LOGISTICS LIMITED

In Respect of Swiss Tower, Flat No 23 at

United Nations Road, Dar-es-salaam.

5

THIS AGREEMENT is made on the **1st February 2024** between **Hema Lakhani, Dar es Salaam** (hereinafter referred to as "the Lessor") of the one part and **AFRINEXUS LOGISTICS LIMITED, P.O.BOX _____, Dar-es-salaam, TANZANIA** (hereinafter referred to as the Lessee") of the other part.

WHERE AS the Lessor is the Owner of the Flat No **23** situated on **Swiss towers 2nd floor United Nations Road, Plot no.598, Dar es Salaam** (hereinafter referred to as the "Demised Premises") and is desirous of leasing the same to the Lessee.

WHERE AS the Lessee is desirous of taking in lease the above-mentioned Demised Premises upon the conditions and the terms hereinafter appearing;

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:

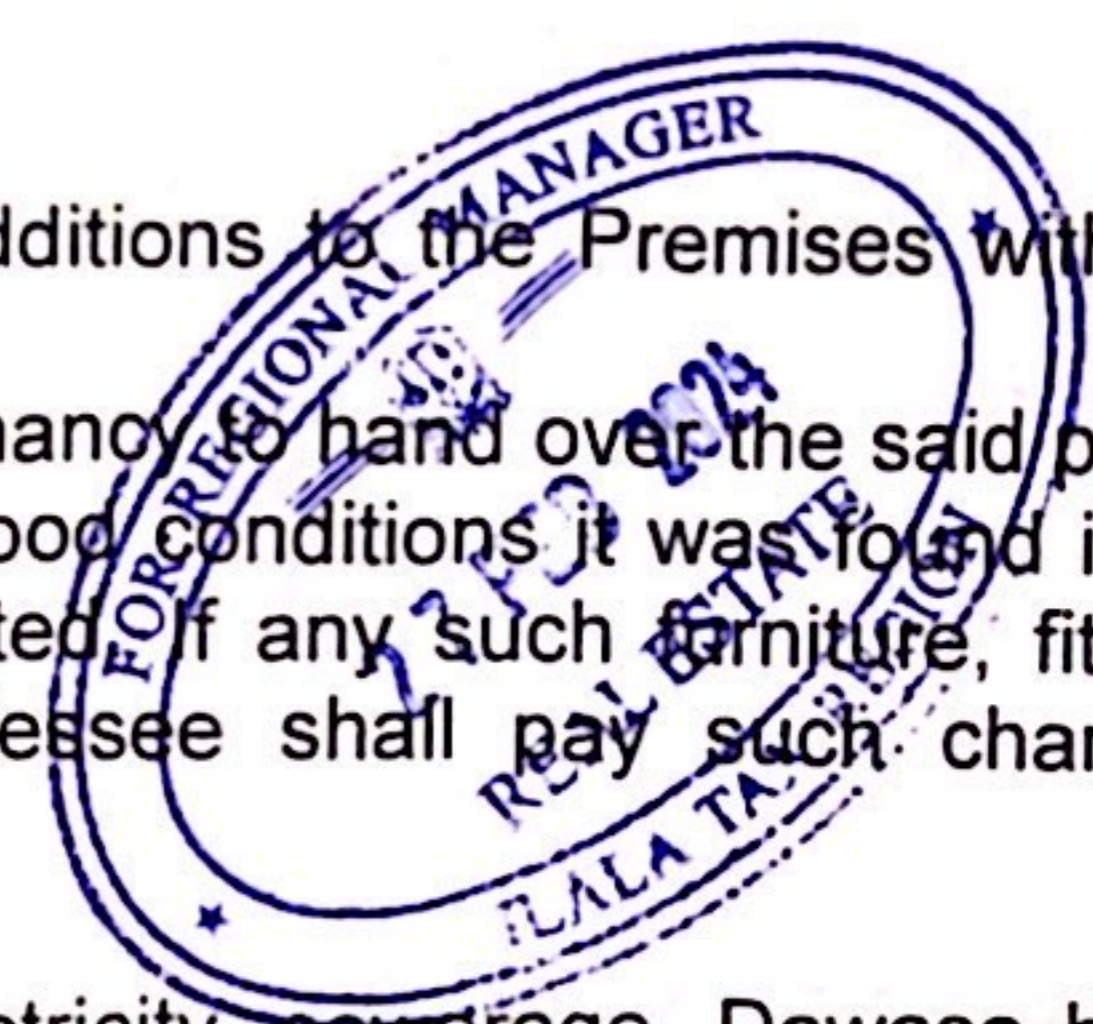
1. The period of tenancy herein referred to as the "Contractual Period" shall be for **12 MONTHS** starting from **1st February 2024 to 31st January 2025** with option for renewal following one months notice prior to the expire date;
2. The Lessee shall pay monthly rent of **USD \$1,000 (One thousand only) payable in advance EVERY 3 MONTHS** *100 \$am*
3. The lesser has agreed to lease to the lessee the **Fully Furnished house as per inventory list schedule 1 annexed hereto, which shall form a part of this agreement.**
4. The rent shall be paid in **USD** or equivalent in Tanzanian Shillings at the current bureau selling rate of exchange at the time of payment by the tenant into the landlords nominated account or by cheque payable as per lease agreement.
5. If the lessee shall desire to determine the term hereby created he shall give to the lessor one months notice in writing of the lessee's intention to terminate the agreement and on the expiry of the notice the agreement shall determine forthwith but notice by the lessee shall be valid only if accompanied by payment for the rent and the service charge for the unexpired term of the lease, if applicable, PROVIDED NEVERTHELESS the lessor may determine the same by giving one months notice if the lessee is in default of any of the clause of the lease agreement
6. The lessor is responsible to carry out any maintenance service for rented apartments, i.e. electrical, plumbing, air conditioners, carpenter work & other problems of household equipments & services.

7. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS: -

- a) Not to assign, sublet or part with the possession of the premises or any part thereof without the written consent of the Lessor;
- b) To Permit the Lessor and / or his agent with or without workmen, at reasonable time of the day, after reasonable notice to the Lessee in that respect, to enter upon the premises to examine and / or to execute major repairs to the said premises under the Lessor's covenants in that behalf;
- c) To pay the rent reserved herein whatsoever in the manner and upon the dates herein agreed and further to pay normally obligatory by the Tenant **the stamp duty 1%** to the concerned authority. The tenant shall also pay withholding tax.
- d) To use the Premises for residential & lawful purposes only.
- e) To pay for electricity(luku), all city water supply and sewerage charges due to be borne by the lessee & in the event there is shortage or interruption of electricity to procure supplies at own costs (e.g. diesel for generator)
- f) To avoid intentional damage to premises and fixtures

W

- g) Not to make or suffer to be made any alterations or additions to the Premises without the written consent of the Lessor;
- h) At the term of the contract or sooner termination of the tenancy to hand over the said premises to the lessor complete with all locks & keys and same good conditions it was found in at the beginning of the contract, fair wear & tear being accepted, if any such furniture, fittings or appliances damaged or not in orderly condition the lessee shall pay such charges on presentation.
- i) By the end of the lease, any utility bills, i.e., bill for electricity, sewerage, Dawasa bills and other consumable, or any other outstanding charges (like Monthly contribution of diesel for generator) shall be paid to site Manager before leaving premises.
- j) The rent payable shall attract VAT at applicable rates if required by law, then the Lessee shall be liable to pay VAT charges as per applicable rates set by the relevant authorities
- k) If the payment delays more than one month after the due date, the tenant will be charged 2% interest of rental amount per month.
- l) The **Landlord** is entitled to increase or decrease the Rent payable under this tenancy, either during the Tenancy Term or any subsequent renewal or periodic term.

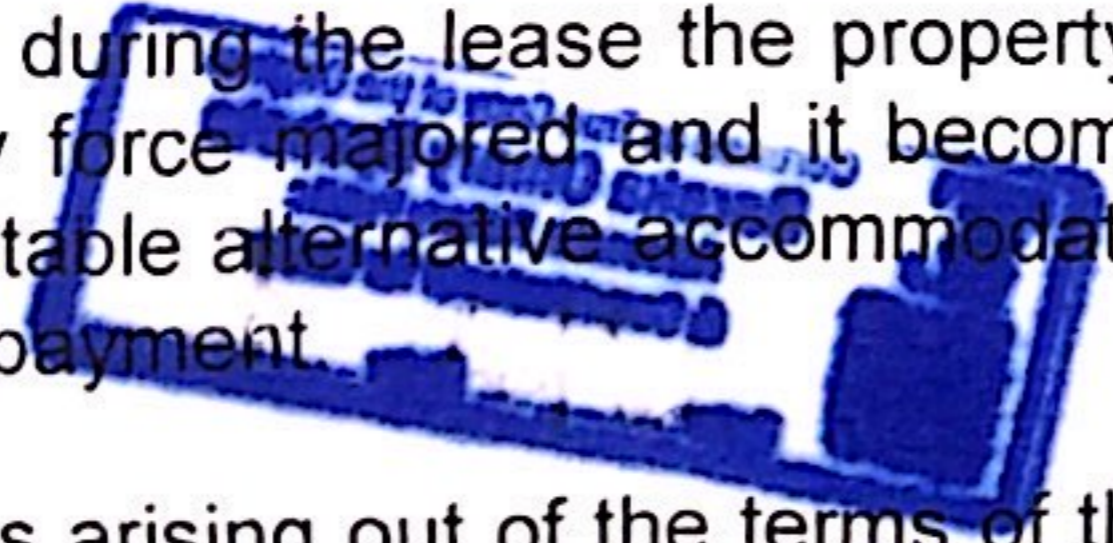


8. THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS: -

- a) While the lease is in force not to dispose the Premise without the written consent of the Lessee, such consent shall not be unreasonably withheld
- b) To pay land rent and other statutory charges;
- c) To carry out all major structural repairs and keep the exterior and interiors including electrical and plumbing and wooden fixtures of the premises in good tenantable condition;
- d) The Lessee, having occupied the said Premises and observing and performing the several covenants, shall peacefully hold and enjoy the Premises without interruption by the Lessor or his agents;

9. PROVIDED AND IT IS HEREBY AGREED AND DECLARED THAT:

- a) If the rent hereby reserved or any part thereof shall remain unpaid for 30 days after becoming due and payable or if nay covenant, condition or stipulation herein contained shall not be performed or observed by the Lessee within a reasonable time, the Lessor shall have the right to enter upon the Premises and terminate the lease.
- b) If at any time during the lease the property becomes damages by fire, not attributable to the Lessee, or by force majeure and it becomes unfit for habitation, the Lessor shall afford the Lessee acceptable alternative accommodation or terminate the lease by refunding the balance pre-collected payment.



10. All the disputes arising out of the terms of this agreement shall be settled through negotiations or arbitration.

✓



IN WITNESS THEREOF, the parties have put their hands on the dates and in the manner hereinafter appearing.

SIGNED AND DELIVERED at Dar es Salaam

For and on behalf of

HEMA LAKHANI

This 1.....day of February

[Handwritten Signature]

LANDLORD

[Handwritten Signature]

Commissioner of Oath



SIGNED AND SEALED with the Common Seal of AFRINEXUS LOGISTICS LIMITED

in our presence thisth day of

STAMP

NAME: ALI SALIM MOHAMED
SIGNATURE: *[Handwritten Signature]*
POSTAL ADDRESS: 20325, DSM

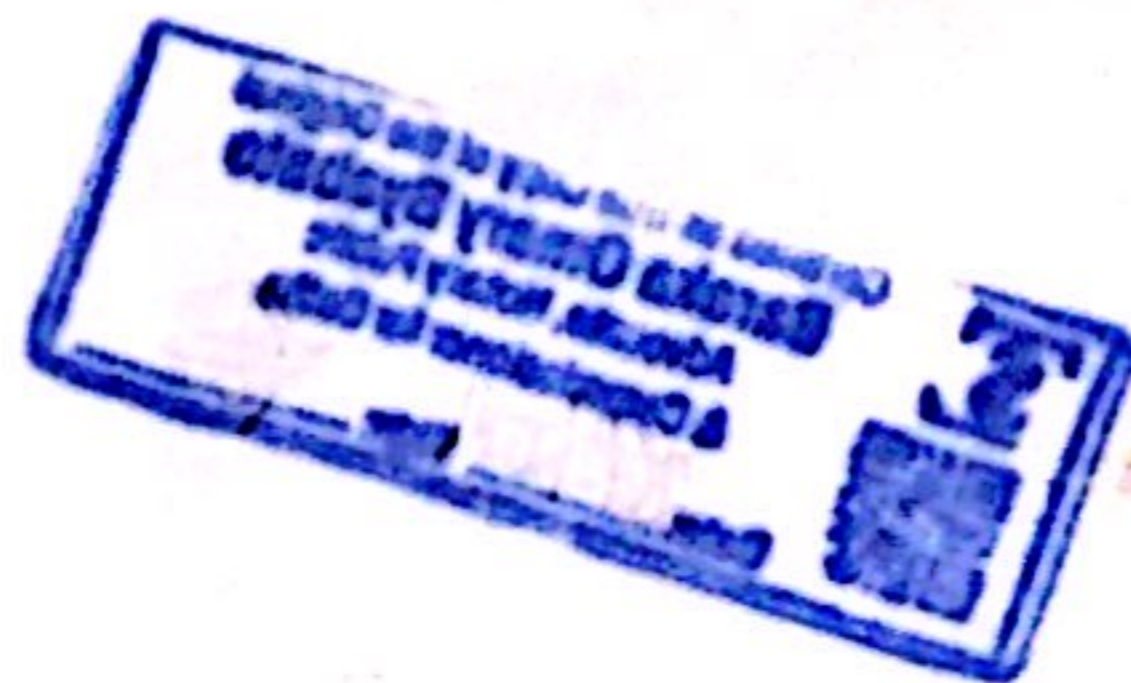
NAME: HASHEM S MOHAMED
SIGNATURE: *[Handwritten Signature]*
POSTAL ADDRESS: 20325, DSM

Exchange Rate
1USD = 2530.49. Tzs.

TIN: 168-614-691

STID: 303,711.B.

GWH: 759,279.



SCHEDULE 1
(Referred to in Clause 3 of the Agreement)

LIST OF INVENTORIES

- **LIVING ROOM**
 - Sofa Set – 3+2+1 : 1 set
 - Coffee Table : 1 no
 - Side Tables : 2 no
 - Television – Hisense 43 inch : 1 no
 - TV Cabinet : 1 no
 - Home Theatre – Samsung 1+2+3+4 : 1 set
 - Air conditioner – Galanz with remote : 1 no
 - Ceiling Fan – Panasonic : 1 no
 - Curtains with inner lining : 1 set

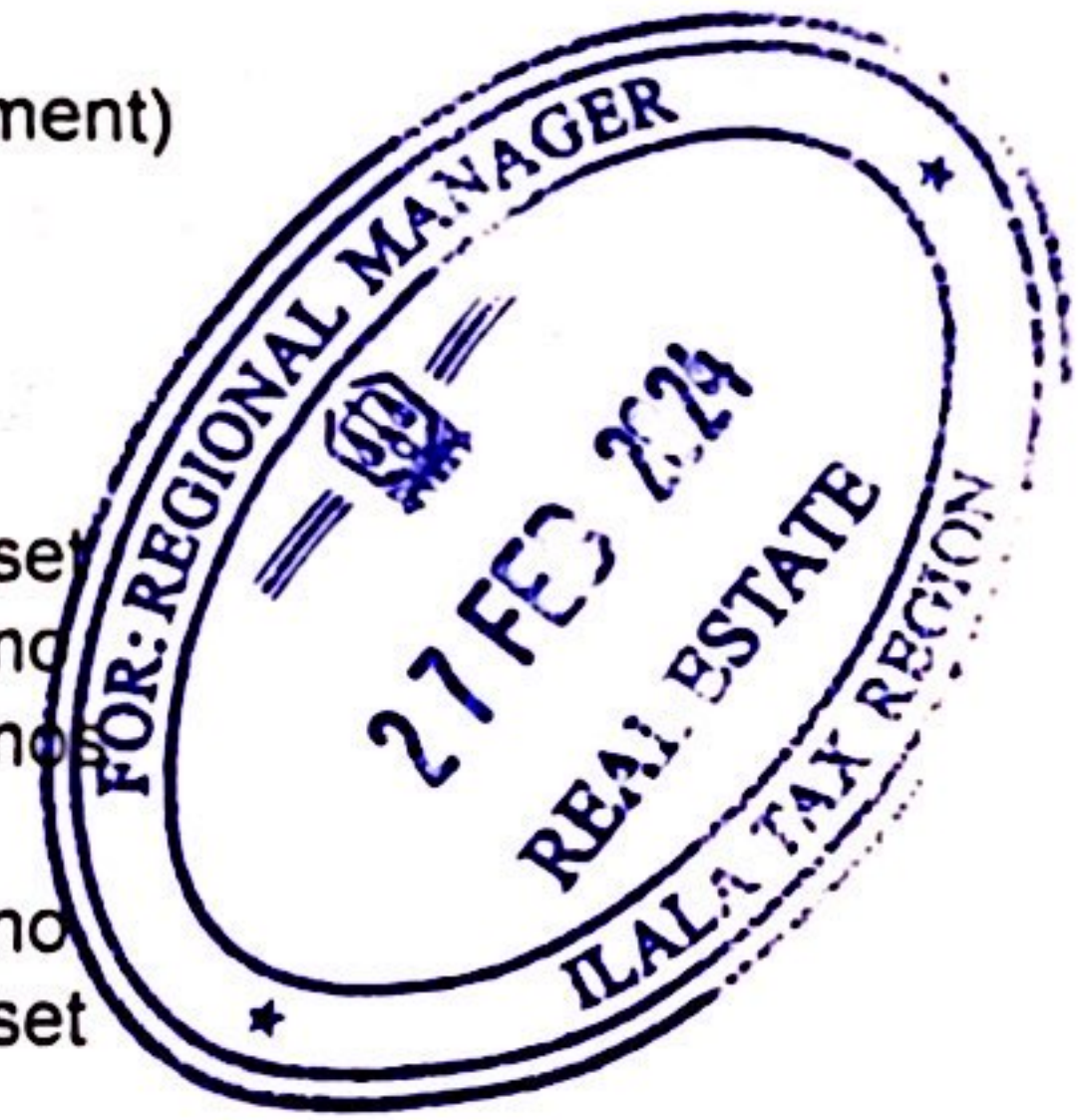
- **DINING**
 - Glass Top with four chairs : 1 set

- **MASTER BEDROOM**
 - Base & Mattress; Size : 1 set
 - Bedside Table : 2 nos
 - Dressing Table (three draws) with stool : 1 set
 - Chest of Draws – four draws : 1 no
 - Wardrobe – Four Door : 1 no
 - Wardrobe – Two Door : 1 no
 - Air conditioner – Galanz with remote : 1 no
 - Ceiling Fan – Panasonic : 1 no
 - Curtains with inner lining : 1 set

- **SECOND BEDROOM**
 - Base & Mattress; Size : 1 set
 - Vase Table with Mirror and stool : 1 set
 - Wardrobe – Four Door : 1 no
 - Air conditioner – Galanz with remote : 1 no
 - Ceiling Fan – Panasonic : 1 no
 - Mirror on wall : 1 no
 - Curtains with inner lining : 1 set

- **KITCHEN**
 - Free Standing Cooking Range 4 Gas Burners+2 Electric Hot Plates Inbuilt Baking Oven : 1 no
 - Exhaust (chimney) system installed : 1 no
 - Double Door Fridge – LG : 1 no
 - Deep Freezer – WestPoint : 1 no
 - Water Dispenser : 1 no

- **MISCELLANEOUS ITEMS**
 - Washing Machine – WestPoint : 1 no
 - Shoe Rack : 1 no



NOTE: The inventory list will be signed at the time of possession.