

OFFICE LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 23rd day of June 2025.

BETWEEN

COCOA FOR SCHOOLS, a Non-Governmental Organization operating in Tanzania, whose address is Kyela District, Mbeya Region (hereinafter referred to as “the Landlord”, which expression shall where the context so admits include its successors and assigns), of the one part,

AND

SAFI GRID COMPANY LIMITED, a company duly registered under the laws of Tanzania, with its principal office at Mbeya, Tanzania (hereinafter referred to as “the Tenant”), of the other part.

WITNESSETH that:

In consideration of the covenants and provisions hereinafter contained or implied and on the part of the Tenant to be performed and observed, the Landlord DOTH HEREBY DEMISE unto the Tenant all that premises located at 420 Kyela, Lusungu Ward, Ntundano Village, Mbeya Region (hereinafter referred to as “the demised premises”).

TO HOLD the same unto the Tenant for the term of twelve (12) months renewable commencing from the 23rd day of June 2025, YIELDING AND PAYING therefore the monthly rent of TZS 200,000 payable in advance at the beginning of each month. The Tenant has paid TZS 2,400,000 in total for the twelve-month period in advance, and the Landlord acknowledges receipt of the same.

1. Tenant’s Covenants

- To pay the rent reserved on the days and in the manner aforesaid without any deductions whatsoever.
- To keep the demised premises and all additions thereto in good and tenantable repair and condition (fair wear and tear and damage by accidental fire or act of God excepted).
- Not to make alterations or additions without written consent from the Landlord.
- To use the demised premises for commercial purposes only.
- To pay and discharge all charges for telephones, electricity, water, and other utilities.
- Not to commit or allow any nuisance in or around the premises.
- Not to void or increase the premiums of any insurance policy by action or inaction.

- Not to assign, sub-let or part with possession of the premises without prior written consent of the Landlord.
- To allow the Landlord to inspect the premises at reasonable times.
- To repair any damages mentioned in written notices from the Landlord within 30 days.
- To pay the Advocate's fees in respect of this lease.
- To yield up the premises in good condition upon expiration or termination of the lease.

2. Landlord's Covenants

- To effect all repairs due to inherent structural faults.
- To keep the roof and external walls in good tenantable repair.
- To bear and pay all taxes and charges not payable by the Tenant under this agreement.
- To allow the Tenant peaceful enjoyment of the premises without interruption.

3. Other Terms

- If the rent remains unpaid for 14 days after becoming due, or if the Tenant breaches any covenant, the Landlord may re-enter and terminate the lease without prejudice to any other remedy.
- If the premises become unfit for use due to fire, act of God, or force majeure not caused by the Tenant, the rent shall be suspended proportionally. Disputes on this shall be referred to arbitration.
- The Tenant may renew the lease for another one-year term by giving written notice three months prior to expiration, subject to rent negotiation and compliance with this lease.
- Acceptance of rent by the Landlord does not waive any previous breaches by the Tenant.

IN WITNESS WHEREOF the parties hereto have executed this deed on the day and year first above written.



SIGNED AND DELIVERED BY:

Name: Michael Righton Molesi_


On behalf of COCOA FOR SCHOOLS (Landlord)

Signature: _____  _____
Address: Kyela, Mbeya Region, Tanzania

SIGNED AND DELIVERED BY:

Name: _Emmanuel Aloyce Mwacha_

On behalf of SAFI GRID COMPANY LIMITED (Tenant)

Signature:  _____
Address: Mbeya, Tanzania