

LEASE AGREEMENT

This agreement is made on the 10<sup>th</sup> day of December, 2024

Between

**GEORGE DONALD CHARWE** of P. O. Box 4109, Dar es Salaam (hereinafter referred "LESSOR") of the one part

And

**LEGEND OF SONGS INVESTMENT CO. LIMITED** of P.O. Box ...., Dar es Salaam City a private company registered in Tanzania under the **Companies Act, Cap 212 R.E 2002**, Dar es Salaam (Hereinafter called "the LESSEE") of the other part.

**WHEREAS** the LESSOR is a lawful owner of the property on **Region Dar es Salaam, District Temeke, Street Minazini, Plot Number 48, near Temeke Immigration Office** (Hereinafter referred as "the Property")

**AND WHEREAS** the LESSEE is desirous of renting the said property situated at **Region Dar es Salaam, District Temeke, Street Minazini, Plot Number 48, near Temeke Immigration Office** and the LESSOR has agreed to let the same to the LESSEE subject to the condition appearing hereunder.


NOW THEREFORE THIS AGREEMENT WITNESETH AS FOLLOWS:

1. That in consideration of the rent and covenants hereinafter reserved and contained the lessor hereby demises into the lessee at **Region Dar es Salaam, District Temeke, Street Minazini, Plot Number 48, near Temeke Immigration Office** from 10<sup>th</sup> December, 2024 to 09<sup>th</sup> December, 2025 (hereinafter called the "term") at a monthly rent of **TZS 300,000.00** (Tanzania shillings three hundred thousand) only (hereinafter called "the reserved rent") and by signing this lease the lessor acknowledges to have been paid by the lessee **rentals for twelve months**.
2. That the twelve months Lease Agreement rent shall be shillings 3,600,000.00 only paid by the LESSEE.
3. That the LESSEE hereby covenants with the LESSOR as follows: -
  - (a) That the LESSEE shall sublet any part thereof with the written consent of the LESSOR.
  - (b) That the LESSEE shall pay all bills in respect of water and electricity used or consumed on the commercial premises.
  - (c) The LESSEE undertakes to take all reasonable care not to cause any damage or permit any damage to be caused on the PREMISES during the tenancy period.
  - (d) The cleanliness and tidiness of the PREMISES shall be the sole responsibility of the LESSEE.


4. The LESSEE will permit by prior appointment, the LESSOR at all reasonable time to enter upon the PREMISES for the purpose of viewing and inspecting the condition thereof and carry out any repairs.
5. The LESSEE shall at all time during the tenancy peacefully hold the PREMISES without any interruptions or harassment by the LESSOR or his agent.

**IN WITNESS WHEREOF** the parties have put their hands on these presents in the manner appearing hereunder: -


SIGNED and DELIVERED at Dar es Salaam by ]  
 the said **GEORGE DONALD CHARWE** who is ]  
 identified to me by ..... ]  
 the latter being known to me personally in my ]  
 presence this 10<sup>th</sup> day of December, 2024 ]

  
 .....  
**GEORGE DONALD CHARWE**

**Before me:**


Signature:   
 Address: 77124 Dares Salaam  
 Qualification: **ADVOCATE**



SIGNED and DELIVERED for and on behalf of ]  
**LEGEND OF SONGS INVESTMENT CO. LIMITED**] ]  
 by  the ] for: **LEGEND OF SONGS INVESTMENT CO. LIMITED**  
 Company Director duly authorized in my ]  
 Presence this 10<sup>th</sup> day of February, 2024 ]

  
 .....  
**LEGEND OF SONGS INVESTMENT CO. LIMITED**

**Before me:**

Signature:   
 Address: 77124 Dares Salaam  
 Qualification: **ADVOCATE**



Control No: 9984119564602



Date: 21/12/2024 Time: 12:31:21  
Terminal ID 12023

SUCCESS (GEPG)  
AMOUNT TZS 396,000.00

Reference/Slip no. 435612103 / 76  
Depositor Mobile# 255784593145  
Bill Reference No. 9984119564602  
Pay Mode CASH

Company/Client Name  
TRA-Commissioner for Domestic Revenue  
Description TAX REVENUE BILL  
Bill Amount TZS 396,000.00  
Amount Entered TZS 396,000.00  
Receipt Number 929356298604632  
Depositor Name  
LEGEND OF SONGS INVESTMENT CO. LIMITED  
Bank Reference: CB24122149455430

CUSTOMER COPY \* \* \* \* \* 5.2.9. \* \* \* \* \*

SWIFT Code:  
Control Number:  
Taxpayer TIN:  
Taxpayer Name:

### Tax Payment Slip

): N/A  
N/A  
N/A  
0784593145

ur account the amount of TZS 396,000.00  
Three Hundred Ninety Six Thousand Only

20/12/2024  
N/A  
Tanzania Revenue Authority

N/A  
N/A  
9984119564602  
180196005  
LEGEND OF SONGS INVESTMENT CO. LIMITED

#### TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Stamp Duty Other than Sales of Revenue Stamp	750574311	11610427	36,000.00
2	Rental Tax	750574344	11310101	360,000.00

Signature ..... Date...../...../20.....  
Signature..... Date...../...../20.....

Bank use only Reference number  
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#### Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.



## NOTICE OF ORIGINAL/ADJUSTED/AMENDED ASSESSMENT

TIN : 180-196-005 TAX : WH(Rental Tax) TAX DEBIT NO : 750574344

TAXPAYER NAME: LEGEND OF SONGS INVESTMENT CO. LIMITED

Issuing Office: Regional Manager  
022-2861122 / 022-2861138

BLOCK NO :

Muganda Street

P.O.BOX : 61299

Dar es Salaam, Tanzania

POSTAL TOWN : Dar es Salaam

Date of Issue: 20 December 2024

Take note that you have been assessed under the Income Tax Act, 2004.

1. Tax for : WH(Rental Tax)	TSH.	360,000.00
Less already Paid-in	TSH.	
2. Reasons		
<b>Final</b>		
*AMOUNT OF TAX DUE	TSH.	360,000.00
*INTEREST THEREON	TSH.	0.00
<b>*TOTAL TAX AND OR INTEREST DUE</b>	TSH.	360,000.00

<b>TOTAL AMOUNT</b>
360,000.00
<b>MONTH-YEAR</b>
2024
<b>LAST DATE OF PAYMENT</b>
20 December 2024

If payment is not made by the due date, proceedings for its recovery in accordance with the Tax Administration Act, 2015 will be commenced without further warning.

In case you were aggrieved with this assessment you may object by filling Objection to the Commissioner General within 30 days from the date of service of the assessment in accordance with the provision of section 51 of the Tax Administration Act, 2015 read together with its Regulations.

MASAU C. MALIMA  
Regional Manager  
Temeke Tax Region

Address :  
Temeke Bora Bldg.  
Muganda Street

Mail :  
P.O.BOX : 45941  
Dar es Salaam, Tanzania

Telephone:  
022-2861122  
022-2861138  
022-2864653

Fax :  
022-2861167  
027-2750502

Internet :www.tra.go.tz  
e-mail  
:rm\_temeke@tra.go.tz



## NOTICE OF ORIGINAL/ADJUSTED/AMENDED ASSESSMENT

TIN : 180-196-005 TAX : Stamp Duty TAX DEBIT NO : 750574311

TAXPAYER NAME: LEGEND OF SONGS INVESTMENT CO. LIMITED

Issuing Office: Regional Manager  
022-2861122 / 022-2861138

BLOCK NO :

Muganda Street

P.O.BOX : 61299

Dar es Salaam, Tanzania

POSTAL TOWN : Dar es Salaam

Date of Issue: 20 December 2024

Take note that you have been assessed under the Income Tax Act, 2004.

1. Tax for : Stamp Duty	TSH.	36,000.00
Less already Paid-in	TSH.	
2. Reasons		
<b>Final</b>		
*AMOUNT OF TAX DUE	TSH.	36,000.00
*INTEREST THEREON	TSH.	0.00
*TOTAL TAX AND OR INTEREST DUE	TSH.	36,000.00

<b>TOTAL AMOUNT</b>
36,000.00
<b>MONTH-YEAR</b>
2024
<b>LAST DATE OF PAYMENT</b>
20 December 2024

If payment is not made by the due date, proceedings for its recovery in accordance with the Tax Administration Act, 2015 will be commenced without further warning.

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