

## HOUSE RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made at Dar es Salaam, on this 29<sup>th</sup> day of January 2025, BETWEEN Mr. Michael Paul Muniss of Tegeta Beach Block C Plot No. 20 hereinafter called the 'LANDLORD' THE PARTY OF THE FIRST PART.

AND

Mr. Steve Isaac Angelous on behalf of KHALI SPIRIT LIMITED of P.O Box 7031 Dar es Salaam hereinafter called the 'TENANT' THE PARTY OF THE SECOND PART.

The expression both the parties shall mean and include unless repugnant to the context, their respective legal heirs, executors, representatives, nominee and assignees.

WHEREAS the first party is the owner of property No.67869 on Plot No. 130 Block 9 Bunju Beach in Kinondoni Municipality-Dar Es Salaam,

AND

WHEREAS the second party has approached the first party to take on rent, the house, consisting of three bed rooms, one sitting room, one dining room, one kitchen, two verandahs and two toilets in the above said property (hereinafter called the said premises),

NOW THEREFORE, the first party has agreed to let out the said premises to the second party, on a monthly rent of Tshs. 500,000/- (Tanzanian Shillings five hundred thousand only) for a period of 2 (two) year with rent paid on a 6 months basis. First installment starts FROM 01<sup>st</sup> February 2025 TO 31<sup>st</sup> July 2025. There after will follow 3 more 6 months installments till **30.01.2027** and the second party shall pay **Tshs. 3,000,000/= (Tanzanian Shillings three million only)**, in advance to the first 6 months installment, upon signing this agreement.

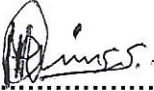


The agreed rent is exclusive of **VAT** and **withholding tax**.

The following terms and conditions have been settled between the above said parties, WITNESSED AS UNDER:

1. That the settled rent neither shall be reduced nor shall be enhanced by either party during the settled period.
2. That the Bills of the electric and water shall be payable by the second party, but the House tax of the said premises shall be payable by the first party.
3. That the above said premises shall be used by the second party only for the commercial purposes and shall not be used for any other purposes and if he/she shall do so then he/she shall be liable for immediate ejection from the said premises without any prior notice in this regard.
4. That the first party and/or his/her representatives, surveyors and workmen shall have right to enter into the premises at all reasonable times for the purpose either for inspection of the said premises or for repairs.
5. That the second party shall abide by the by-laws, rules and regulations of Tanzania Government and other local authorities concerned.

6. That the second party shall not sub-let the said premises under his/her tenancy and if he/she shall do so then he/she shall be liable for ejection from the said premises, immediately, and without any prior notice in this regard.
7. That the second party shall not make any additions or alterations in the said premises under his/her tenancy without the written permission from the first party, and if the second party shall do so then this rent deed shall stand cancelled automatically and the second party shall be bound to vacate the said premises immediately.
8. That after the expiry of the rent period, if both the parties mutually agree to extend this rent deed for any further period, then a fresh rent deed shall be executed between the above said parties, on the fresh terms and conditions and if the either party shall not be intending to renew the rent deed, it shall give to the other party three months notice before the expiry of the settled rent period.

IN WITNESSES WHEREOF the above said parties have put their respective signature on this RENTAL AGREEMENT on the date mentioned above.

NAME	SIGNATURE	
1. Michael Paul Muniss.....		FIRST PARTY (LANDLORD)
2. Steve Isaac Angelous.....		SECOND PARTY (TENANT) (CEO/Director)
3. Jacob Balyagati .....		WITNESS (Director/Chairman)

PAYMENTS:-

CRDB BANK  
A/C NAME: MICHAEL PAUL MUNISS  
A/C NUMBER: 01J2009981600