

## TENANCY AGREEMENT

**THIS TENANCY AGREEMENT** is made on this 01<sup>st</sup> day of July 2024 between **INNOCENT KALEMERA** of, Dar es Salaam, (hereinafter referred to as the "**THE LANDLORD**") which expression shall where the context so admits include her Successor and Assigns of the one part;

### AND

**AL ZAYTONA NETWORK COMPANY LIMITED** with Tax Identification Number 157-575-562 a Limited Liability Company (hereinafter referred to as "**THE TENANT**") of the other part;

**WHEREAS THE LANDLORD** is the owner of the **registered property** known as Plot Number 196 B located at Tegeta, in Kinondoni district within Dar es Salaam, hereinafter referred to as the demised premises, and;

**WHEREAS THE LANDLORD** has agreed to lease the demised premises to **THE TENANT** on terms and conditions as appearing hereunder:

### NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the monthly rent shall be Tshs. FIVE HUNDRED AND TWENTY THOUSAND (Tshs. 520,000/-) where the total **RENT SHALL BE** TShs. THREE MILLION ONE HUNDRED AND TWENTY THOUSAND only (TShs. 3,120,000 /=-) which shall be paid on a monthly basis through CRDB Bank Oyster Plaza Branch.
2. **THE LANDLORD HEREBY DEMISES** into **THE TENANT ALL THAT** demised premises **TO HOLD** the same for a term of **TWELVE MONTHS** with the option to renew on expiry, commencing on the 01<sup>st</sup> day of July 2024 and expires on the 01<sup>st</sup> day of December 2024

### THE TENANT HEREBY COVENANTS with THE LANDLORD as follows:-

- a) To pay for all rates and charges for the use of water, electricity, in respect of the demised premises during the said term.
- b) At all times to keep the interior of the demised premises in good condition.
- c) To permit the **LANDLORD** and her agents with or without workmen at all reasonable times during the daytime by prior appointment to enter upon the demised premises for the purposes of viewing and executing any repair necessary.
- d) Not to make any alterations or additions to the demised premises without first obtaining the written consent of the **LANDLORD**.

- e) Not to assign, underlet or part with possession of the demised premises or any part thereof without the written consent of the **LANDLORD**, such consent not to be unreasonably withheld **PROVIDED ALWAYS** that the occupation of the demised premises or any part thereof by any person in the service or employment of the **TENANT** shall not constitute an assignment, under lease or parting with the possession of the demised premises or any part thereof.

**1. THE LANDLORD HEREBY CONVENANTS WITH THE TENANT as follows:**

- a) To pay all existing and future land rents, and other rates, taxes, which are now payable by the **LANDLORD**, or which may be thereafter imposed or charged on the **LANDLORD** in respect of the demised premises.
- b) To pay for garbage collection and garden maintenance in respect of the demised premises during the said term.
- c) To keep the exterior part of the demised premises together with the roof and the main structure walls, electrical wiring, and water pipes in the demised premises in good condition and to remedy all structural faults of the demised premises.
- d) **THE TENANT** paying rent herein above and performing and observing the several covenants and stipulations herein on its part shall be entitled peacefully to hold and enjoy the demised premises during the term of the lease without any interruption by the **LANDLORD** or any person.

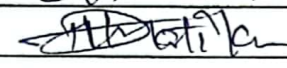
2. **EITHER PARTY** shall be at liberty to terminate this Agreement by giving the other party thirty-days' notice of the desire to do so.

**IN WITNESS WHEREOF THE LANDLORD** and **THE TENANT** have respectively executed this need on the day of year in the manner herein after appearing.

**SIGNED and DELIVERED** at Dar es Salaam by the said **Innocent Kalemera** Who is known to me personally, this 01<sup>st</sup> day of July 2024

  
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**LANDLORD**

**Before me;**

**NAME:** Hendrick Daniel Matiku  
**ADDRESS:** P.O. Box 33984 Dar-es-Salaam  
**SIGNATURE:**   
**QUALIFICATION: ADVOCATE**

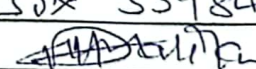


**SIGNED and DELIVERED** at Dar es Salaam by the said **Hassan Ahmed** who is personally known to me, this 01<sup>st</sup> day of July 2024

  
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**TENANT**  
(For Al-Zaytona Network Company Limited)



**Before me;**

**NAME:** Hendrick Daniel Matiku  
**ADDRESS:** P.O. Box 33984 Dar-es-Salaam  
**SIGNATURE:**   
**QUALIFICATION: ADVOCATE**

