

# RENTAL AGREEMENT

This agreement is made today on the 23<sup>rd</sup> day of May, 2025.

**BETWEEN**

**BELINDA DONALD KOMBA** of P.O. Box 25025, Dar es Salaam (who shall hereinafter be referred to as the **LANDLORD**) of the one part,

**AND**

**BASE STONE INVESTMENT LIMITED** a company registered in Tanzania with Registration number 185496473 (who shall hereinafter be referred to as the **TENANT**) of the other part.

**WHEREAS** the Landlord is the legal owner of a house/building known as Belinda Plaza Plot No.38, 40 & 41 Block B, Mbezi Manyema, Dar es Salaam.

**AND WHEREAS** the Landlord, of his/her own free will, is desirous of renting the building/room to the Tenant, and likewise the Tenant has willingly agreed to rent the same from the Landlord under the following terms and conditions.

**NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:**

1. The Tenant shall rent the building/room for a period of **12 months** starting from **01<sup>st</sup> June, 2025 to 31<sup>st</sup> May, 2026** and shall be responsible for paying rent in the amount of **Tanzanian Shillings 400,000/= per month**, totaling to **Tanzanian Shillings 4,800,000/=**.
2. The **Tenant** shall be responsible for the following:
  - a) Paying rent **without fail** on the agreed date or within seven days of the due month.
  - b) Maintaining the building/room/house/shop in good condition by covering the cost of minor repairs such as fixing locks, doors, lights, fans, etc., and ensuring the premises are kept clean, in good order, and safe at all times.
  - c) Not making any additions or renovations to any part of the premises without written permission from the Landlord. The Landlord shall not be responsible for any costs associated with unauthorized renovations.
  - d) Maintaining the surrounding environment, including ensuring cleanliness of the surroundings and toilet facilities.
3. The **Landlord** shall be responsible for the following:
  - a) Ensuring the building is in good condition for use.
  - b) Ensuring that the Tenant has peace and undisturbed use of the premises during the entire rental period, as long as they are in compliance with this agreement.

c) In the event of a breach of any part of this agreement, **either party** may terminate the agreement by giving a **three-month notice** to the other party, without affecting the legal rights of either party.

d) Both parties agree that during the entire rental period, the Tenant shall not cause any **disturbance or nuisance**, such as discharging waste water improperly, which may affect the Landlord or neighbors.

e) Both parties agree that the use of the premises must comply with the laws and regulations of the country. It is **STRICTLY PROHIBITED** for the Tenant to use the premises for any business or activity that is illegal or against the constitution and laws of the Republic of Tanzania.

f) Both parties confirm that they are adults of sound mind and have entered into this agreement **voluntarily and without coercion**, and fully understand the terms and agree to be legally bound in case of any breach.

4. THAT, during the whole period which this contract shall be effective the point of contact from the side of the LEESEE will be Mr. Savior Alphonse Chanay bearer of phone numbers 0713 764 051 and email address tzample@gmail.com. Whereas on the side of the LEESOR will be Mr. Dudley Peter Komba bearer of phone number 0712 294 394 and email address dudleykomba@hotmail.com.

IN WITNESS WHEREOF, the Parties have caused this Lease to be executed on the day, month and year first written above.

SIGNED and DELIVERED by the said

**BELINDA DONALD KOMBA** on  
this 23<sup>rd</sup> day of March 2025

*Belinda*  
.....  
(LESSOR)

**DUDLEY PETER KOMBA** on  
this 23<sup>rd</sup> day of May 2025

*Dudley Peter Komba*  
(LESSOR - WINESS)

SIGNED and DELIVERED by the said  
**MA FEI** on  
this 23<sup>rd</sup> day of May 2025

*Ma Fei*  
.....  
(LESSEE)

**SAVIOR ALPHONCE CHANAY** on  
this 23<sup>rd</sup> day of May 2025

*Savior Alphonse Chanay*  
.....  
(LESSEE - WINESS)  
May 27, 2025

*Appendix: Map as one Item of this Agreement.*

