

LEASE AGREEMENT

LEASE AGREEMENT made on this day of 18th of November, 2020 between **Mohamed S. Awadh** of P.O. Box 1087 Dar es Salaam Plot No 18 Block B Msasani Village, (hereinafter called "the Landlord") on one part and Architectural Pioneering Consultants of P.O. Box 105 660 Dar es Salaam, Tanzania (hereinafter called "the Tenant") on the other part, enter into this Lease Agreement for premises located in Msasani Village, Dar es Salaam.

It is mutually agreed as follows:

1. The Landlord shall grant the Tenant and the Tenant shall accept a lease of residential and office space within the house at Plot No 18 Block B Msasani Village, hereinafter referred, as 'Property' for a period of 10 years commencing on the 1st December 2020 (hereinafter called the effective date) at the monthly rent of US dollars 2,250 for the year from December 2020 to November 2030.
2. The monthly rent USD 2,250 (two thousand two hundred and fifty US Dollar monthly) is the overall rent for the property partly occupied for office and residential purpose only by the owners of the Architectural Pioneering Consultants (APC). The annual rental payment for both residential and office premises shall be paid yearly in advance (USD 27,000) by bank transfer to the USD account 02J2018633700, CRDB Bank Ltd. to the landlord, latest by 31st of November of the calendar year **only** upon repairs of defect facilities brought to the attention (in written) to the landlord by the tenant latest by 1st of September of each calendar year.
3. The annual rent of USD 27,000 for the consecutive years will be paid upon the confirmation of the tenant, that all facilities within the premises are fully functional and all repairs have been effected.
4. Until the expiry of the Lease period the Landlord shall pay all property tax, land rates and other service charges levied on the property.
5. The Tenant shall pay all fees for sanitary removal and all rates and charges for bills during the term of the lease. Such bills will include garbage, gas and electricity.
6. All outstanding bills that the property is liable for up to 31st of November 2025 shall be the sole responsibility of the owners of Architectural Pioneering Consultants and must be paid and settled by the before mentioned.
7. The Tenant shall excise an option to either renew or not to renew the lease by giving written notice to the Landlord not less than 2 months before the expiry of the lease.
8. The Tenant shall bear cost for any damage of the fixtures and fittings except normal wear and tear, which shall be repaired and paid for by the Landlord.
9. The Tenant shall not make any alteration to the existing structure of the property without prior written consent from the Landlord.
10. The Tenant shall use the said property for the purpose of office space for consultancy services only.



11. The Landlord has liberty to agree to an extension of the periods of the lease periods for a rent to be mutually agreed upon at the termination of the present lease. If the Landlord has an intention to increase he will advise the Tenant three months in advance in writing. Otherwise the going rent prevails in case of renewal.
12. In case of extension of the lease agreement (after expiration of the current lease), and an annual lease increment, it shall not exceed 10% of the previous lease payment.
13. The Landlord will ensure that the house is clean and all facilities (including water pump) are in good working condition before the Tenant occupies the residence. Upon notice and vacation from the premises, the Tenant will ensure that the premise is in similar condition as when received from the Landlord.
14. The Landlord shall also undertake to repair immediately (without any cost incurred by the Tenant) the main lines connected to the water tanks, electricity and sewage in times of damage.
15. The Tenant will permit the Landlord or his agent with or without all necessary workmen and applications at all reasonable times during the day by prior appointments with the Tenant, to enter into said premises for the purpose of viewing the state thereof and execute repairs on the said premises.
16. The addresses of the parties to this agreement are as follows:-
17. (a) In case of notice the Landlord
Mohamed S. Awadh
Tel: 0741 325322
Dar es Salaam.
- b. In case of notice the Tenant
Architectural Pioneering Consultants Ltd.
P.O. Box 105660
Dar es Salaam

Tel. +255 22 2600 674/818
Tel: 0756 592 327
18. The parties of this agreement to the terms and conditions stated above and have signed the agreement accordingly.



19. **TENANT**

Name: Dark Gummich

Signature..... 

Date: 18th November 2020

LANDLORD

Name..... MOHAMED S. AWADH

Signature..... 

Date..... 20/11/2020

WITNESS

Name: Lucas Sager

Signature..... 

Date: 18th November 2020


WITNESS

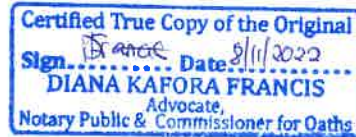
Name..... LAYLA MOHAMMED


Signature..... 

Date..... 20/11/2020




23/11/2020



WHF - 21700 USD
SParty - 270 USD
 24/11/2020