

**ARUSHA INTERNATIONAL CONFERENCE CENTRE**



**LEASE AGREEMENT**

**FOR**

**OFFICE PREMISES**

**BETWEEN**

**ARUSHA INTERNATIONAL CONFERENCE CENTRE ('AICC')**

**AND**

**G-RAFFAS CARS T. LIMITED  
P.O. BOX 409  
ARUSHA.  
MOB: 0719 570 200**

**Drawn by;**  
*Legal Services Unit,  
Arusha International Conference Centre,  
P.O. Box 3081,  
Arusha,  
Tanzania.*

***We bring the World to Tanzania***

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**LEASE AGREEMENT FOR OFFICE PREMISES**

**THIS AGREEMENT** is made and entered on this **30<sup>th</sup> July, 2025**

**BETWEEN**

**ARUSHA INTERNATIONAL CONFERENCE CENTRE "AICC"** a Public Corporation established under the laws of Tanzania to wit, the Public Corporations Act No. 17 of 1969 through the Government Notice No. 115 of 1978 (Cap. 257) having its head office at 'AICC' Complex, along East Africa Road and of P.O. Box 3081, Arusha - Tanzania (hereinafter referred to as "**the Landlord**" which expression where the context admits shall include its successors and assignees) of the one part.

**AND**

**G-RAFFAS CARS T. LIMITED** of P.O.BOX 409– **ARUSHA**. (hereinafter referred to as "**the Tenant**" which expression where the context admits shall include its successors and assignees) on the other part;

**RECITAL**

**WHEREAS**, the **Landlord** is the registered proprietor of the demised premises and desires to lease the Premises to the **Tenant** and the **Tenant** desires to take the said Premises from the **Landlord** for the term, at the agreed rental amount and upon the provisions set forth herein.

**THEREFORE**, parties to this Agreement agree as follows: -

1. The **Landlord** lets and the **Tenant** takes office space situated at Block 3 Sekei within the AICC HQ Complex as described herein under;

FLOOR NO.	OFFICE/ROOM NO.	LEASED AREA (SQM)	RATE (TZS) PER SQM	RENT PER MONTH (TZS)
2 <sup>nd</sup> – Kilimanjaro Wing	250	14	18,000.00	252,000.00
<b>TOTAL</b>				<b>252,000.00</b>

2. The **rent shall be as described hereunder: -**

2.1. The Landlord shall charge the Tenant **TZS. 18,000.00** per sqm per month hence the total monthly rent shall be **TZS. 252,000.00** (VAT exclusive) and shall be paid not less than two months in advance through the Control Number issued by the Landlord.

2.2. The rent shall be due on the 30<sup>th</sup> of each first month of the rental period, with the first notices of delinquency being sent out then. Delinquent rent shall be charged on interest rate of 2% above prevailing commercial bank rates for the outstanding rent in arrears.

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2.3. The duration of this agreement is **Two Years Term** commencing from this **01<sup>st</sup> August, 2025** (the Commencement date) up to **31<sup>st</sup> July, 2027** (the End date). This period may be extended upon the Tenant's one-month written notice to the Landlord prior to the expiration of this Agreement.

**3. The Tenant covenants to the Landlord**

- i. To pay the reserved rent on the day and on the manner aforesaid. In case of delinquent rent, Clause 2.2 shall apply.
- ii. To pay service fee equivalent to **TZS. 20,000/=** per month for security of the premises, cleaning of the premises and utility charges for water and electricity.
- iii. To pay security deposit of **TZS. 252,000.00** the same or any part thereof, shall or shall not be refunded at the end of the term depending on event of damage or neglect if any, caused by the Tenant. At the end of the term hereby created, the landlord and tenant shall determine the cost of making good of such damage or neglect, and the Landlord shall be entitled to realize such costs from the sum deposited.
- iv. To permit the Landlord and his agents with all necessary workmen and appliances at all reasonable times to enter upon the demised premises for any purpose in the opinion of the Landlord necessary to enable him to comply with the covenants on his part contained in this Agreement.
- v. Not to make any alterations in or additions to the demised premises without the Landlord's written consent and to keep every part thereof (including the windows but not outer walls) with the fixtures and additions thereto in good and substantial repair to yield up at the determination of the tenancy.
- vi. To keep the Landlord informed of any changes of ownership of the company, names and physical addresses of a new and additional Directors of the Company, if any.
- vii. Not to do or to permit anything to be done on premises whereby insurance of the demised premises or the premium thereby shall be increased.
- viii. To use the premises as offices for business or professional purposes only and to notify the Landlord in case of additional or change of business.
- ix. Not to use the outer wall for the purpose of any public announcement or to exhibit any external indication of business except name plate of a form and character to be approved by the Landlord to be affixed at the spot to be indicated and provided by the Landlord.
- x. To keep the premises and surrounding area clean and neat.
- xi. To keep the lift, stairs, and passages well and sufficiently cleaned.
- xii. Not to do or permit anything to be done upon premises which in the opinion of the Landlord may create nuisance to him or in any way interfere with the quiet and comfort of the other occupants of the said building.

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Agreement No. ....

- xiii. Not to part with the possession of the premises or any part thereof without written consent of the Landlord.
- xiv. To pay charges for furniture rent if the furniture is provided.
- xv. To paint the interior walls of the demised premises annually under the supervision of the Landlord and at the end of the tenancy period.
- xvi. Not to store or bring into the demised premises any articles which is dangerous in nature such as but not limited to; combustible or inflammable goods.
- xvii. To comply with all recommendations from the relevant Government authorities with regards to precautions relating to but not limited to fire and rescue, health and safety to the demised premises.

**4. The Landlord covenants to the Tenant;**

- i. To pay all present and future utility(ies) rates to the relevant authorities concerned.
- ii. To keep the lift, stairs, and passages well and sufficiently cleaned and lighted.
- iii. To keep the outside main walls and roof of the said building and lift, entrance hall, corridor, passages, staircases and the conveniences intended for the common use of the occupants at all times in complete repair and as to the conveniences in a proper sanitary and clean condition and fit for use and enjoyment by occupants.
- iv. To keep the demised premises insured against loss or damage caused by fire and in the event of such loss or damage.
- v. To permit the tenant to enjoy the premises without any disturbance by the Landlord or those lawfully claiming under in trust for him provided the Tenant observes all terms of this agreement.

**5. GENERAL TERMS AND CONDITIONS;**

- i. If the tenant is desirous of continuing with the tenancy hereby created shall issue a one-month notice to the Landlord of his intention to do so. **UNLESS** the said notice is given and subject to acceptance by the landlord in writing, this lease agreement shall cease as aforesaid and payment of rent by the tenant and acceptance of the same by the landlord shall not operate as to create a tenancy arrangement of whatever form between parties and the tenant so continued occupation shall be trespassing as from the date of cessation unless renewed.
- ii. That the Landlord may determine this tenancy and re-enter upon the premises in the event of any portion of rent hereby reserved being in arrear for thirty (30) days (whether formally demanded or not) or in the event of the tenants permitting a receiving order in bankruptcy to be made against him or failing to observe any of the stipulations on his part herein contained or if the premises is left unoccupied and unattended for a period exceeding three (3) months or in the event where the tenant has repeatedly accumulated rent after clearing the previous accumulation.

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- iii. In execution of Clause 5(ii) the tenant may be locked out and if the rent is not paid within seven (07) days from the date of lock out the properties therein may be disposed of by auction and the Landlord will not be responsible for any loss or damage of the said properties.
- iv. That if the premises or any part thereof shall at any time during the tenancy be destroyed or damaged by any of the means mentioned in the Landlord's agreement, the Landlord may determine the tenancy hereby created at the expiration of the month after service on the tenant of a notice of his intention to do so (and if the premises shall not be rebuilt or reinstated within six (06) months after such destruction the tenant may determine the tenancy by a like notice served on the Landlord) but such determination shall not prejudice the Landlords' rights and remedies in respect of rent and outstanding breaches of covenants.
- v. Either party can terminate this agreement by giving the other party ninety (90) days' notice.
- vi. All disputes and controversies arising out or relating to the performance of this Agreement, which cannot be settled mutually by the parties hereto, shall be referred to the court of competent jurisdiction.
- vii. This agreement shall be governed by and interpreted in accordance with the Laws of the United Republic of Tanzania.
- viii. Any notice to be given under this Agreement may be given by sending the same by post, e-mail, or telefax addressed to the party concerned at its address as given herein below or if delivered by hand and receipted for by the party. In case of the tenant, the notice may be served to the demised premises.

**In the case of the Landlord: -**

Managing Director,  
Arusha International Conference Centre,  
P.O. Box 3081,  
Fax: +255 27 2050 201  
Email: md@aicc.co.tz  
Website: [www.aicc.co.tz](http://www.aicc.co.tz)

**In the case of the Tenant;**

Name: ANETH AMON KIKWALE  
P.O. Box .....  
Fax: .....  
Phone No: 0684931100  
E-mail: amonatheth5@gmail.com

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Agreement No. ....

IN WITNESS WHEREOF parties hereto have duly executed these presents in the manner and on the day herein below appearing.

SEALED with the COMMON SEAL of the said ARUSHA INTERNATIONAL CONFERENCE CENTRE and DELIVERED at ARUSHA this 30th day of July 2025.

NAME: CHRISTINE G. MWAKATOB  
DESIGNATION: MANAGING DIRECTOR  
POSTAL ADDRESS: P. O. BOX 3081, ARUSHA  
SIGNATURE: [Signature]



IN THE PRESENCE OF:

NAME: WINFRED E. KOMBA  
DESIGNATION: AG. HEAD OF LEGAL SERVICES UNIT  
POSTAL ADDRESS: P. O. BOX 3081, ARUSHA  
SIGNATURE: [Signature]  
DATE: 29/07/2025

SIGNED and DELIVERED by the TENANT:

NAME: G-RAFFAS CARS T. LIAISON  
This 01 day of 08 2025  
DESIGNATION: TENANT  
POSTAL ADDRESS: 409 ARUSHA  
PHONE No: 0719570200  
SIGNATURE: [Signature]



WITNESSED BY:

NAME: Moses M. Mwa...  
DESIGNATION: ...  
POSTAL ADDRESS: 302 ...  
PHONE No: 0624 227 116  
SIGNATURE: [Signature]  
DATE: 29/07/2025

