

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.

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LEASE AGREEMENT FOR OFFICE PREMISES

THIS AGREEMENT is made and entered on this 30th 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 nd - Kilimanjaro Wing	250	14	18,000.00	252,000.00
TOTAL				252,000.00

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 30th 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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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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