

LEASE AGREEMENT

This Lease Agreement ("Agreement") is made and entered into as of 1st Jan 2025,

BETWEEN:

Grajo/Malga Enterprises Business name registered under the laws of Tanzania with its registered address at Kinondoni, Dar es salaam, in the United Republic of Tanzania:

Herein after referred to as the LESSOR:

AND

Rustis Mallya, under the laws of Tanzania,

Herein after referred to as the LESSEE:

WHERE AS, the Lessor agrees to lease to the Lessee, and the Lessee agrees to lease from the

Lessor, certain premises described below on the terms and conditions set forth in this Agreement.

1. PREMISES:

The Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, unfurnished office space located at Survey complex comprising a minimum of 15square meters at Kinondoni District, Tegeta Ward, Nyuki Street house no. 5.

2. LEASE TERM:

The term of this Lease shall commence on 1st January, 2025 and shall continue for a period of Three (3) years, unless terminated earlier in accordance with the terms of this Agreement.

3. RENT:

The Lessee agrees to pay the Lessor a rent of Tzs. 200,000 per month payable in 3

Months thus 600,000 The rent shall be payable in advance upon signing date of this agreement.

4. OBLIGATIONS OF THE LESSOR:

- A. Maintain the structural integrity of the building.
- B. Provide necessary repairs and maintenance to the premises.
- C. Responds promptly on any issue that may be queried by the lessee
- D. Maintain insurance for the building.
- E. Provide adequate security for the premises.
- F. Ensure that the premises are free from any hazardous materials.
- G. Address any issues affecting the quiet enjoyment of the premises by the Lessee.

5. OBLIGATIONS OF THE LESSEE:

- A. Pay rent and additional charges on time
- B. Keep the premises in a clean and sanitary condition.
- C. Use the premises only for the intended office purposes only.
- D. Comply with all applicable laws and regulations.
- E. Refrain from making any alterations without Lessor's consent.
- F. Notify the Lessor of any required repairs.
- G. Maintain insurance for their personal property.
- H. Avoid causing any nuisance or disturbance.

6. TERMINATION:

A. Termination by Lessor:

- I. The Lessor may terminate this Agreement if the Lessee fails to pay rent within thirty (30) days of the due date.

II. The Lessor may terminate this Agreement if the Lessee violates any terms of this Agreement and fails to remedy such violation within thirty (30) days of notice.

III. The lessee may terminate this agreement if the lessor fails to affect any mandatory repairs and/or maintain structural integrity of the premises

B. Termination by Lessee:

I. The Lessee may terminate this Agreement if the Lessor fails to fulfill their obligations and does not remedy such failure within thirty (30) days of notice.

II. The Lessee may terminate this Agreement for any reason by providing three (3) months written notice.

7. NOTICES:

Any notice required or permitted under this Agreement shall be in writing and shall be deemed to have been duly served if sent to the addresses (including email addresses) provided above.

8. SUBLEASE:

The Lessee shall not sublease the premises or any part thereof without the prior written consent of the Lessor.

9. GOVERNING LAW:

This Agreement shall be governed by and construed in accordance with the laws of Tanzania.

10. DISPUTERE SOLUTION:

Any disputes arising under this Agreement shall be resolved through arbitration or courts of competent jurisdiction.

11. LATE PAYMENT:

In case of late payment of rent, the Lessor reserves the right to evict the Lessee without notice.

12. Renewal

Upon the expiration of the lease term, the lease may be renewed upon mutual consent of both parties. If either party wishes to terminate the lease prior to its expiration, they must provide three (3) months written notice.

IN WITNESS WHERE OF, the parties here to have executed this Lease Agreement as of the day and year first above written.

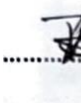
For the: LESSOR,

Name: Rustis Maya

Signature • 

Date: January, 2025 BEFORE

ME: Joyce Mlela


Signature • 



Title: ADVOCATE

For and on behalf of: Grajo/Malga Enterprises

Name: Joseph Malalia Mmassy

Signature: 

Title: Executive Director

BEFORE ME:

Name: JOYCE MUELA

Signature: 

Title: ADVOCATE

