

## RENTAL AGREEMENT

This Lease Agreement ("Agreement") is made and entered into on this **22** day of **March**, 2025, by and between:

**1. BASIL S. MVUNGI**  
P.O Box 10331  
Dar es Salaam, Tanzania  
0717 313797

AND

**2. TENANT:**  
TETAX LIMITED  
P.O Box 55169  
**0767 843 551**

**1. LEASED PREMISES** The Landlord agrees to lease to the Tenant the office space located at Mikocheni Street, Dar es Salaam (the "Premises") for commercial use as a business office.

**2. TERM OF LEASE** The lease term shall commence on **22. 03, 2024** (the "Commencement Date") and shall continue for a period of **5 years**, unless earlier terminated in accordance with this Agreement.

**3. RENT** The Tenant agrees to pay the Landlord a monthly rent of **TZS 750,000 TZS**, payable in advance on or before the first day of each month. Rent shall be paid via bank transfer to the following account

Bank Name: NATIONAL MICROFINANCE BANK (NMB)  
Account Number: 203100014356  
Account Name: Basil S. Mvungi

**4. SECURITY DEPOSIT** The Tenant shall pay a refundable security deposit of TZS 750,000 TZ upon signing this Agreement. The deposit shall be held by the Landlord and shall be refunded to the Tenant upon the expiration or termination of this Agreement, subject to deductions for damages or unpaid rent.

**5. USE OF PREMISES** The Tenant shall use the Premises exclusively for office purposes and shall not engage in any unlawful or hazardous activities.

**6. MAINTENANCE AND REPAIRS** The Landlord shall be responsible for structural repairs, while the Tenant shall be responsible for the maintenance and repair of interior fixtures, furnishings, and equipment.

**7. UTILITIES AND SERVICES** The Tenant shall be responsible for paying all utility bills, including electricity, water, internet, and any other services required for business operations.

**8. ALTERATIONS AND IMPROVEMENTS** The Tenant shall not make any alterations to the Premises without prior written consent from the Landlord.

**9. INSURANCE** The Tenant shall obtain adequate insurance coverage for its equipment, furniture, and business operations.

**10. TERMINATION** Either party may terminate this Agreement by providing [e.g., 30, 60] days written notice. The Landlord may terminate the lease if the Tenant fails to pay rent or violates any terms of this Agreement.

**11. GOVERNING LAW** This Agreement shall be governed by the laws of the United Republic of Tanzania.

**12. ENTIRE AGREEMENT** This Agreement constitutes the entire agreement between the parties and supersedes any prior agreements or understandings.

IN WITNESS WHEREOF, the parties have executed this Lease Agreement as of the date first written above.

**LANDLORD:**



Basil S. Mvungi  
Date: 22. 03.24

**TENANT:**



Authorized Representative of TETAX LIMITED]  
Date: 22. 03. 24