

**1st ADDENDUM TO THE
LEASE AGREEMENT AT MWANGA TOWER**

BY AND BETWEEN

SKYLINE PROPERTIES LIMITED.

AND

CNS GROUP LIMITED

ADDENDUM TO THE LEASE AGREEMENT AT MWANGA TOWER

This Addendum is made at Dar es Salaam this Day of 20...

BETWEEN

SKYLINE PROPERTIES LIMITED., a limited liability company duly incorporated and existing under the Companies Act Cap. 212 (R. E) 2002 of the Laws of Tanzania having its registered offices at Plot No. 400/1 & 3, Block A Mlakuwa Area, Kinondoni Municipality within the city of Dar es Salaam and of Postal Office Box Number 4756, Dar es Salaam, hereinafter called the **“Landlord”**, (which expression shall include wherever applicable, its legal representatives, agents, successor in title and assigns) of the **ONE PART.**

AND

CNS GROUP LIMITED a limited liability company duly incorporated and existing under the Companies Act Cap. 212 (R. E) 2002 of the Laws of Tanzania having its registered offices at Plot No. 1& 50, Block 45A Kinondoni Municipality within the city of Dar es Salaam and of Postal Office Box Number Dar es Salaam, hereinafter called the **Tenant**, (which expression shall include wherever applicable, its legal representatives, successors in title, agents and assigns) of the **OTHER PART.**

WHEREAS by an agreement executed on the 1st day of January 2024 [hereinafter referred to as the principal agreement] the Landlord had agreed to lease official premises at MWANGA TOWER Plot 1&50 Block 45A Kijitonyama along New Bagamoyo Road in Dar es Salaam for the terms agreed by the both parties;

AND WHEREAS both Parties have executed the principal agreement on the date mentioned above however both parts have agreed to insert and change some clauses;

AND WHEREAS the parties herein wishes to amend Part B of the said principal Agreement by way of this Addendum (hereinafter called “the First Addendum”);

NOW THEREFORE, THIS AGREEMENT WITNESSETH AS UNDER:

1. Part A, item 1.8 on the commencement date is hereby extended for one year through 31st December 2025
2. Part B, item 24 on the Air-conditioning is hereby amended to The TENANT shall service and maintain air -conditioning split units at the TENANT’s expense. The cost for service is Tsh 35,000 per unit of AC and it is conducted in quarterly basis while the maintenance cost it will depend on the cost of the spare part needed.
3. Part A, item 1.11, 1.12 & 1.13 of rent, parking fee and annual rental will abide with the principal lease agreement as stipulated below;

1.11	Total Rent per Month		
	Basic Rent payable per month Exclusive of VAT for Year 1 (USD10.00 per m ² × 108 m ²)	USD	1080.00
	ADD: Service Charge per Month Exclusive of VAT for Year 1 (USD 2.00 per m ² × 108 m ²)	USD	216.00
	TOTAL	USD	1,296.00
	RENT DISCOUNT: USD 2 per sqm	USD	216
	Rent USD 8 per m ² and Service Charges USD 2.00 per m ²	USD	1,080
	ADD: VAT @ 18% of USD 1,080	USD	194.4
	Total Rent payable per Month Inclusive of VAT	USD	1,274.4
	12 Month Rent and Services Inclusive of VAT (USD 1,274.40 × 12 Months)	USD	15,292.80
1.12	Car Parking Fee		
	Fee per Parking Lot per Month	USD	45.0
	ADD: VAT @ 18% of USD 40.00	USD	8.1
	Total Parking Fee Payable per Month Inclusive of VAT	USD	53.1
	Multiply by: 1 parking bays	USD	* 1
	Total Parking Fee Inclusive of VAT per Month	USD	53.10
	Semi Annual Parking Fee Inclusive of VAT (USD 53.1 × 12 Months)	USD	637.20
1.13	Total 12 Months' Rent and Parking Fee Payable (1.10 + 1.11)	USD	15,930.00

4. Further, the parties hereby adopt and agree to abide to the rest of the terms and conditions of the principal lease agreement commenced on the 1st January 2024.

IN WITNESS WHEREOF the parties hereto have duly executed these presents and set their hands in the manner and on the date hereinafter appearing.

Sealed with the Common Seal of **SKYLINE PROPERTIES LIMITED** on this day of,20...

In our presence.

1. Signature:-
Name:- RIDHUAN MRINGO
Postal Address:- P.O. BOX 4756
Qualification:- CHAIRMAN



2. Signature:-
Name:- VIOLET NYONI
Postal Address:- P.O. BOX 4756
Qualification:- REAL ESTATE COORDINATOR

Sealed with the Common Seal of **CNS GROUP LIMITED**

On this day of,20...

In our presence

1. Signature:-
Name:- NOEL B. SHYO
Postal Address:- P.O. BOX 12849 DSM
Qualification:- MANAGING DIRECTOR



2. Signature:-
Name:- GEORGE BAYONA
Postal Address:- P.O. BOX 32838 DSM
Qualification:- CHIEF OPERATIONS OFFICER (COO)