

# TENANCY AGREEMENT

This Tenancy Agreement is made on this 1st day of January 2025, between:

## 1. Parties

### Landlord

Maria Kamm  
P.O. Box 1836  
Moshi, Tanzania

and

### Tenant

Makasa Limited  
P.O. Box 6553  
Moshi, Tanzania

## 2. Premises

The Landlord leases to the Tenant the property located at:

Farm No. 50, L.O. No. 42485

Title No. 7305

Hai District, Kilimanjaro Region

Moshi, Tanzania

together with all buildings and improvements situated thereon, hereinafter referred to as *the Premises*.

## 3. Term of Lease

The lease shall commence on **1 January 2025** and shall continue for a period of **two (2) years**, ending on **31 December 2026**, unless terminated earlier in accordance with this agreement. The lease may be renewed upon mutual written agreement of both parties.

## 4. Rent

The Tenant shall pay rent of **USD 300 (Three Hundred United States Dollars) per month**, payable in Tanzanian Shillings equivalent at the prevailing bank or bureau exchange rate on the date of payment. Rent shall be payable monthly unless otherwise agreed.

## 5. Use of Premises

The Premises shall be used by the Tenant for **business operations and related company activities**, including administrative and operational functions of Makasa Limited, and for no unlawful purpose.

**6. Maintenance and Repairs**

The Tenant shall maintain the Premises in good condition and be responsible for routine maintenance arising from its use. Structural repairs or repairs resulting from normal wear and tear shall remain the responsibility of the Landlord, unless damage is caused by negligence of the Tenant.

**7. Utilities and Operating Costs**

Unless otherwise agreed, utilities and operational costs arising from the Tenant’s use of the Premises shall be borne by the Tenant.

**8. Termination**

Either party may terminate this agreement by giving **three (3) months written notice** to the other party.

**9. Compliance with Laws**

The Tenant agrees to comply with all applicable laws and regulations relating to the use and occupation of the Premises.

**10. Entire Agreement**

This agreement constitutes the entire understanding between the parties and may only be amended in writing signed by both parties.

**Landlord**

Maria J. Kamm

Signature: ..... 

Date: 1-1-2025

**Tenant:**

Makasa Limited

Yohannes M. Kamm  Signature: .....

Date: 1-1-2025

**Witness for both:**

S.J. Melai

Signature: ..... 

Date: 1-1-2025