



CONTRACT AGREEMENT

THIS AGREEMENT made on the 23rd day of September 2021; **Ngoswani Limited** of Post Office Box Number 95551-80106 (hereinafter called "**The Landlord**") and **Italian Agency for Development Cooperation** of United Nations Créscent Road – Gigiri, P.O. Box 63389 - 00619 Muthaiga (Nairobi), (hereinafter called "**The Tenant**").

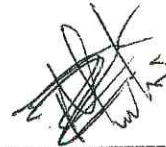
NOW IT IS HEREBY AGREED AS FOLLOWS:

1. Tenant shall take the Office Space no. B2 on 9th floor commencing on the **date of 1st of October 2021** and terminating on the date of **November 30th 2021**. The Contract shall be for a period of Two Months (61 days) with an option to extend for a further period of Two Months **PROVIDED THAT** the tenant shall have given prior notice in writing of intention to Extend by the 31st of October 2021.
2. The monthly rent of the Office Space no. B2 on 9th floor shall be **Ksh 90,000 (Ninety Thousand Shillings) plus 16% of VAT (Ksh 14,400)**
 - a) Rent includes Internet, Electricity, security of the Epic building and cleaning of the common areas of the Epic building.
 - b) Landlord will provide 8 (Eight) working tables and office chairs.
 - c) Landlord will provide 1 (One) office cabinet for filling.

- d) Landlord will allow the tenant to use the shared Board Room in office no. B3 on 9th floor in the Epic Building for four hours a week, sixteen hours per month, that will be arranged in coordination with the needs of usage of the same by Ngoswani Limited. The usage of the Board Room will be subject to informing Ngoswani Limited by email to ngoswanilimited@gmail.com of the timeslots needed at least 24 hours prior to the intended usage.
3. The Tenant will send to the Landlord a Refundable Deposit of One Month, equal to **Ksh 90,000** (Ninety Thousand Shilling). This amount will be refunded by the Landlord to the Tenant on **November 30th 2021** provided that the premise is in good condition. Would the contract be renewed, the Refundable Deposit of One Month will be refunded on the agreed new date of termination of the contract.

SIGNED by:

LANDLORD Ngoswani Ltd.



Landlord's Signature

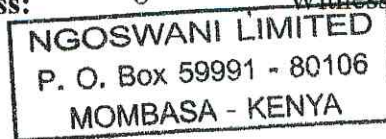
In the presence of:

Tasneem Aliargu



Witness:

Witness Signature



SIGNED by

Italian Agency for Development Cooperation

Tenant's Signature



In the presence of: _____

Witness Name:

Signature:

