**MEMORANDUM**

**OF**

**AGREEMENT OF LEASE**

**A portion of Plot 101, Commerce Park, Unit 8,**

**Gaborone Commerce Park**

**Gaborone, Botswana**

**MEMORANDUM OF AGREEMENT OF LEASE**

Made and entered into by and between:

**DYNAMIC INSURANCE BROKERS (PTY) LTD**

Botswana Registered Company

(Herein after represented by **Kaindu Tshombela** being duly authorized hereto hereinafter referred to as THE LESSOR) on the one hand

P.O. Box 128, Gaborone

AND

**Botswana Musicians Union (BOMU)**

Botswana Registered Association

(herein represented by Mr. Letsweletse Moshabi being duly authorised hereto and hereinafter referred to as THE LESSEE) on the other hand

Plot 101, Commerce Park, Unit 8, Gaborone Commerce Park, Gaborone

The Lessor is a legal owner of Plot 101, Commerce Park, Unit 8, Gaborone on which land Office exists.

The Lessor is willing to lease the Unit 8, Size 273m2 office block, which is fully furnished and lessee is desirous to lease the premises with the furniture on terms and conditions set below.

**UPON THE FOLLOWING TERMS AND CONDITIONS:**

1. **COMMENCEMENT OF THE LEASE**
   1. Notwithstanding the date of signing hereof and/or occupation of the premises, the lease shall commence from the 18 October 2024
   2. **Duration:** And shall continue for a period of a year thereafter.
   3. **Expiry:** shall terminate on **the 18 October 2025**
2. **RIGHT OF RENEWAL**
   1. The Lessor hereby grants to the Lessee a right to renew this Lease, after the expiry date, for a further period of 4 years, subject however to the following:
   2. The Lessee may not exercise the right of renewal while in breach or default of any of the terms of this Lease;
   3. The Lessee shall exercise the right of renewal, in writing, at least three months prior to the expiry date (if the right of renewal is not so exercised then the right of renewal shall lapse and no longer be capable of exercise thereafter);
   4. If this Lessee does not endure for the full term for which it was initially contracted the right of renewal shall lapse and any notice of exercise thereof given prior to such lapsing shall be null and void;
   5. The terms and conditions of this Lease shall apply to the period for which this Lease is extended;
   6. The rental for the first year of the extended period, and for each subsequent year thereof, shall agree to by the Parties
   7. A new lease agreement to be signed by both parties prior to the 3 (three) months expiry of this lease failing which lessee will have no claim against this.
3. **RENTAL**
   1. The rental payable by the Lessee for the hire of the leased premises shall be P2100 (Pula Two Thousand One Hundred) per month for the first year of the lease.
   2. The rental shall increase annually with effect from the commencement of the second and each successive year of the lease thereafter by an amount equivalent to 5% of the rental paid per month in the immediately preceding year. For the purposes of computation of each successive increase the aforesaid increases of 5% shall be compounded.
   3. The rental shall be payable monthly in advance before the **7th day of each and every month** in Botswana Currency to the Lessor at company’s bank account to be noted in each invoice given to the lessee.
   4. In addition to the rental payment, the Lessee shall pay to the Lessor monthly in advance, such amounts as the Lessor’s property managers may determine, in respect of Levy charges such as common services. Such determination by the property managers shall be final and binding on both parties. This should be based on actual cost and prorate use. The Lessee shall be provided copy of bills to support claim.
4. **SECURITY DEPOSIT**
   1. P2100 (Pula Two Thousand One Hundred) which is equivalent to one (1) month’s rent to be held by the Lessor for the duration of this Lease.
   2. No interest shall accrue on the deposit which is to be held as security
   3. Whenever during the Lease Period the deposit is so applied in whole or part, the Lessee shall on demand reinstate the deposit to its original amount.
   4. As soon as all the obligations of the Lessee to the Lessor have been discharged following the termination of this lease, the Lessor shall refund to the Lessee.
5. **PAYMENTS**
   1. All payments due by the Lessee to the Lessor under this lease shall be made by a way of electronic transfer of funds to the bank account for the Lessor for this purpose or cheque duly crossed marked not negotiable and account payee only, issued in favour of the Lessor to such other person, if any, at such other place, if any, as the Lessor has designated for the time being, by written notice to the Lessee, as shall be agreed by the parties.
   2. The Lessee shall not withhold, defer, or make any deduction from any payment due to the Lessor, whether or not the Lessor is indebted to the Lessee or in breach of any obligation to the Lessee.
   3. The rent and all other amounts payable by the Lessee under this lease shall be net of Value Added Tax, 14% withholding Tax and such tax shall be recoverable by the Lessor from the Lessee in addition to the rent and such other amounts.
   4. The Lessee shall be liable for interest on all overdue amounts payable under this lease at a rate per annum 5% (Five percent) above the interest rate per annum of First National Bank of Botswana Limited from time to time, reckoned from the due dates of such amounts until they are respectively paid.
   5. The Lessee shall contribute a sum of **P 300** (**Pula three hundred only)** towards the month for electricity. This payment shall be paid to the front desk personnel who shall issue a receipt of payment.

1. **INCREASE IN THE RATES**
   1. Rates applicable to the Property will be calculated on the basis of the following formula:- Rateable value of the Property x Rate in the Pula as determined by the local authority = rate payable.
   2. In the event the Rates are increased, by way of increase of any element of the formula set out in 6.1 at any time during the Lease Period, over and above the Rates as levied on the Property as at the Commencement Date, the Lessor may, by written notice to the Lessee, increase the monthly rent for the Premises by an amount which bears the same ratio to the increase in Rates, calculated on a monthly basis, as the rent payable by the Lessee for the Premises bears for the time being to the total rentals receivable by the Lessor from all tenants of the Building.
   3. Every such increase in the rent shall take effect on the first day of the month following that in which the Lessor’s notice of the increase is received by the Lessee or, whichever is the later, the date on which the corresponding increase in the Rates takes effect.
2. **USAGE OF THE PROPERTY**
   1. The premises are let to the Lessee for the purpose of conducting its Office business. The Lessee shall not use the premises or any part thereof or allow the same to be used for any purpose other than stated herein without the Lessor’s prior written consent. The Lessee shall carry on in the premises a business of high standing and in any event of no lessor standing and standard than those of the other tenants in the building so as to maintain the class or standing of the building.
3. **INSURANCE**
   1. The Lessor will insure the Premises against loss by fire under normal terms of insurance applicable to buildings of this nature.
   2. The Lessee shall not at any time do or carry on or allow to be done or carried on at the premises any matter or thing whereby such insurance may become void or voidable. If the rate of the premium on such insurance is increased as a result of any action by the Lessee, the Lessor without prejudice to any of the rights hereunder may recover from the Lessee the amount due in respect of such additional premium and the Lessee shall pay the same immediately on notification to the Lessor by the Insurance Company, to the effect that such premium has been levied.
   3. The Lessee shall effect and maintain insurance with a reputable insurer and approved by the Lessor for its own protection to cover itself against the liabilities which the provisions of the lease impose upon it, and the running of its business in the Premises, and public liability, against such risks and in such amount as accords with sound business practice; of its assets, fixtures and fittings contained on the Property and in the Premises and the plate-glass, windows, security glass, aluminium windows and doorframes and signage forming part of the Premises. (The Lessee shall be fully responsible for any damage that may occur thereto and in the event of such damage occurring, the Lessee shall expeditiously repair and/or replace the said plate-glass, windows, security glass, aluminium windows and doorframes); and for loss of income and loss of profit in terms of which, inter alia, insures the Lessee for loss of income or loss of profit in the event the Lessee is unable to trade from the Premises for a period of at least 12 months.
4. **ASSIGNMENT, CESSION AND SUB-LETTING**
   1. The Lessee shall be not be allowed to cede, assign or any of the rights or obligations of the Lessee under this lease.

**10 PARKING**

10.1 The Lessee will be use all parking at no cost to the Lessee.

**11 CHANGES IN EQUITY/OWNERSHIP**

11.1 In case of any change in Equity, Shareholding, or the ownership of the business or associated business of lessee, the Lessee is bound to inform the Lessor in advance about the changes.

**13 ALTERATIONS**

13.1 If any alterations or additions such as partitions, flooring are made by the Lessee with the Lessor and Lessee’s written consent, the Lessee shall be obliged to the extent, if any, required by the Lessor at the expiry or termination of the lease, to remove such and reinstate the premises to the condition in which they were before the additions and alternations were effected and make good any damage caused by the removable and reinstatement. Under no circumstances shall the Lessee have the right to claim or recover any compensation from the Lessor for alterations or improvements to the premises, whether effected with or without the Lessor’s consent.

13.2 The Lessee shall not install any special equipment or facility make any alterations or additions to the Premises without the Lessor’s prior written consent, which consent, if the

alteration or addition is not structural, shall not unreasonably be withheld;

13.3 The Lessee shall not install or erect any signage outside or on the Property or in or on the Building or in or on the Premises, without the prior written consent of the Lessor. Installation of any signage shall be at the cost of the Lessee, and the provisions of clause

11.1 and 11.2 shall apply thereto.

13.3 The Lessor shall at its own expenses install 2 air-conditioning units to the premises.

**14 MAINTENANCE AND REPAIRS**

14.1 The Lessee shall at its own expense and without recourse to the Lessor throughout the Lease Period: shall maintain in good order and condition the interior of the Premises and all parts thereof, including (without limitation of the generality of this obligation) all fronts, windows, doors, appurtenances, fixtures and fittings, and plumbing and electrical installations contained in the Premises;

14.2 promptly repair or make good all damage occurring in the Premises from time to time during the Lease Period, whatever the cause of such damage, and including damage to any part of the interior of the Premises or to any front, window, door, appurtenance, fixture or fitting, and plumbing and electrical installations, and replace all such items (as well as any keys) which have been broken, lost or destroyed (again regardless of cause).

14.3 The Lessee shall at its own expense, on the termination of this lease, howsoever and whenever it terminates, return the Premises and all such parts thereof (including all keys) to the Lessor in good order, condition and repair, fair wear and tear excepted.

14.4 If the Lessee notifies the Lessor in writing within 14 days after having taken possession of the Premises of the need for any repairs to or in the Premises or of the fact that any part of the Premises, including any lock, key, door, shop front, window, appurtenance, fixture or fitting, is damaged, missing, or out of order, the Lessor shall promptly cause the necessary repair or replacement to be effected at the Lessor’s own expense. If or in so far as the Lessee does not give such notice, the Lessee shall be deemed to have acknowledged that the Premises and all parts thereof were intact, in place, and in good order, condition and repair when the Lessee took possession of the Premises under this lease.

14.5 The Lessor shall be responsible for the maintenance of, and for all repairs and replacements becoming necessary from time to time in or to, the Building and all parts thereof other than those which are the responsibility for the time being of the Lessee or of the local authority, and the Lessor’s obligations in this respect shall include the maintenance and repair of the structure of the Building, the roofs, and walls, the lifts, the staircases, access doors, the grounds and gardens, and all other parts of the Common Areas.

14.6 The Lessor shall not, however, be in breach of clause 17.4 in so far as any of its obligations thereunder are not or cannot be fulfilled by reason of any Force Majeure or the acts or omissions of others over whom the Lessor has no direct authority or control,

and where the Lessor is indeed in breach of clause 17.4, the Lessee’s only remedy against the Lessor shall be a right of action for specific performance.

14.7 Should the Lessee fail to carry out any of its obligations under this lease with regard to any maintenance, repair or replacement, the Lessor shall be entitled, without prejudice to any of its other rights or remedies, to effect the required item of maintenance, repair or replacement and to recover the cost thereof from the Lessee on demand.

**15 DESTRUCTION**

15.1 Should the premises be totally destroyed or damaged to such an extent that the premises are substantially untenable, this lease shall not terminate but the rights and obligations there under shall, subject to the following provisions be suspended until the premises are restored.

15.2 The lessee shall be entitled to declare his lease cancelled if the LESSOR does not commence restoration of the premises within ONE MONTH from the date of destruction or damage and with due expedition proceed with and complete restoration. The LESSEE shall be entitled so to declare this lease cancelled within fourteen days after the expiration of the said period of ONE MONTHS or after the failure of the LESSOR commencing restoration, the suspension of this lease will continue for the remainder of the unexpired period

15.3 The lessee shall be entitled to total remission of its rent according to the period, which it was deprived of the beneficial occupation of the premises.

15.4 The Lessor shall not be responsible for any damage to or the loss of any equipment, machines, papers or other articles kept in the premises (whether the property of the Lessee or that of anyone else) by rain, hail, lightning or fire or by reason of riot, strikes or state’s enemies or as a result of theft or burglary, with or without forcible entry, or through any cause whatsoever, nor shall the Lessor be responsible for any person injury which may be sustained in or about the premises or the building by any of the directors, servants, agents, customers or invitees of the Lessee or any other person whatsoever, and the Lessee hereby indemnifies the Lessor against any claim of whatsoever nature that may be made against the Lessor by any of the directors, servants, agents, customers or invitees of the Lessee in respect of personal injuries so sustained or in respect of the loss of or any damage to anything contained in or brought into the premises. Provided that the provisions of this clause shall not apply if such damage, loss or injury shall be caused by the gross negligence of the Lessor or any of its directors, servants or agents.

**16 LESSOR’S RESPONSIBILITY**

16.1 Cause all rates and levies in respect of the land and the building erected thereon to be paid to the appropriate authority on due date;

16.2 Cause the land and the building erected thereon to be insured against such risks and for such amount as accords with good business practice.

16.3 Cause the parking areas and gardens surrounding the buildings on the property, to be kept in a neat and tidy condition

16.4 Cause prompt disposal of any refuse on and in the premises

16.5 Maintain the structure, roof, and exterior walls of the building erected on the property in good order and repair.

16.8 Generally maintain the building, and particularly the common areas, and the garden in a neat and tidy condition.

**17 OBLIGATIONS OF THE LESSEE**

17.1 The Lessee shall at its cost:-Keep the Premises in a clean tidy and sanitary condition;

17.2 not place or leave any article or other thing in or about any passage, stairway, pathway, roadway, parking space, loading bay or any part of the Common Area so as to cause a nuisance or obstruction;

17.3 not bring into the Building or the Premises or onto the Property any article which, by reason of its weight or other characteristics, is liable to cause damage to the Building or the Premises;

17.4 not contravene any of the conditions of title of the Property or any of the laws, rules or regulations affecting owners, tenants or occupiers of the Property or the Building;

17.5 not cause or commit any nuisance on the Property or in the Building or cause any annoyance or discomfort to other tenants or occupiers of the Building;

17.6 not leave refuse or allow it to accumulate in or about the Premises or Building except in the refuse bins provided;

17.7 refrain from interfering with the electrical and/or plumbing or systems serving the Premises or the Building, except as may be necessary to enable the Lessee to carry out its obligations of maintenance and repair in terms of this lease;

17.8 take all reasonable measures to prevent blockages and obstructions from occurring in the drains, sewerage pipes and water pipes serving the Premises;

17.9 provide and replace as and when required all ballasts, starters, electric, fluorescent and incandescent light bulbs in the Premises;

17.10 not display or sell merchandise outside the Premises;

17.11 be responsible for all glass, both internal and external, on the Premises, including all window panels;

17.12 procure that the decor of the Premises is maintained at a level, which is in keeping with the standards of the Building;

17.13 not cause or allow the trade name of the business or businesses conducted in the Premises to be changed without the prior written consent of the Lessor, which shall not be unreasonably withheld;

17.14 not cause or allow any loudspeakers, radios, television sets or similar apparatus to be operated in a manner such as to be heard outside the Premises;

17.15 comply with the carrying out of laws, bye-laws, ordinances, proclamations and regulations applicable to the Property the Premises or its business. The Lessee shall not contravene or permit any contravention of the conditions of title where under the Property is held by the Lessor or the laws or regulations of the Gaborone City Council;

17.16 not do anything on or inside the Property, Building or Premises or allow anything to be done which may cause annoyance or nuisance or which may in any way cause a disturbance or infringement of the peace and comfort of the occupiers of the Property, Building or Premises or to any member of the public.

17.17 not use the Premises or allow them to be used, in whole or part, for any purpose other than that of the operation of commercial exchange;

**18 EXCLUSION OF LESSOR FROM LIABILITY AND INDEMNITY**

18.1 The Lessee shall have no claim for damages against the Lessor and may not withhold or delay any payment due to the Lessor by reason directly or indirectly of:

18.2 a breach by the Lessor of any of its obligations under this lease;

18.3 any act or omission of the Lessor or any agent or servant of, or contractor to, the Lessor, whether or not negligent, or otherwise actionable at law, and including (without limiting the generality of the foregoing) any act or omission of any cleaner, maintenance person, handyman, artisan, labourer, workman, watchman, guard, or caretaker;

18.4 the condition or state of repair at any time of the Property, the Building, or any part of the

Property or the Building;

18.5 any failure or suspension of, or any interruption in, the supply of water, electricity, air- conditioning, heating, or any other amenity or service to the Premises, the Building, or the Property (including, without generality being limited, any cleaning service), regardless of the cause;

18.6 any breakdown of, or interruption in the operation of, any machinery, plant, equipment, installation or system situated in or on, or serving the Property, the Building, or the Premises, and including (but without limiting the generality of the foregoing) any lift, escalator, geyser, boiler, burglar alarm, or security installation or system, regardless of the cause;

18.7 any interruption of, or interference with, the enjoyment or beneficial occupation of the Premises or any of the Common Areas of the Property or the Building caused by any building operations or other works to or in the Building or elsewhere on or about the Property, whether by the Lessor or by anybody else; or

18.8 any other event or circumstance whatever occurring, or failing to occur, upon, in, or about the Property, the Building, or the Premises, whether the Lessor could otherwise have been held liable for such occurrence or failure;

18.9 And the Lessee indemnifies the Lessor against all liability to any of the associates, directors, members, agents, customers, servants, guests and other invitees of the Lessee

or of any of its Associates, and all other persons who may enter upon the Premises or any parts thereof through or under the Lessee, in consequence of any such matter.

18.10 The Lessor shall not, however, be excused from specific performance of any of its obligations under this lease, and particularly (but not only) its obligations to afford the Lessee occupation and enjoyment of the Premises as contemplated by this lease and to

carry out such maintenance and repairs as are incumbent upon the Lessor in terms hereof;

and if the Lessor fails to carry out any such obligation of maintenance or repair with reasonable speed and efficiency, and persists in such default after reasonable notice in writing requiring that it be remedied, the Lessee may cause the necessary maintenance or repair (including any incidental or necessary replacement) to be carried out and may then recover the reasonable cost thereof from the Lessor on demand.

18.11 The Lessor does not warrant that the Lessee will be granted any licence or consent, which may be necessary for the carrying on of any business or activity in the Premises and it is the sole responsibility of the Lessee to obtain any licence or consent so required.

18.12 The Lessor shall not be liable for any injury, loss or damage whatsoever to any persons or property which any person whomsoever may sustain in or upon the Premises from any cause whatsoever whether (without limiting the generality of the afore going) such injury, loss or damage be due to theft, the action of rain, wind, hail, lightning, explosion, spontaneous combustion of gas, fire, water, electric power or current, or failure of any equipment or be due to riot, strikes, war, civil commotion, expropriation or any other cause whatsoever.

**19 RULES**

19.1 The Lessee shall itself and procure that its directors, officers, employees, contractors, subcontractors, customers and invitees shall, at all material times, comply with such reasonable rules and regulations as are laid down in writing by or on behalf of the Lessor for observance by tenants and other occupiers of the Property, including (without generality being limited) rules and regulations in connection with:-

19.2 the security of the Property and the protection of persons and property thereon, including in particular (again without generality being restricted) any rules for the control and identification of persons and vehicles entering the Property or any parts thereof;

19.3 the driving and parking of vehicles on or about the Property;

19.4 the utilisation of common amenities and facilities on the Property;

19.5 the air-conditioning/cooler plant, if any, servicing the Building;

19.6 the prohibition or restriction of specific activities and practices which are actually or potentially detrimental to the general interests of occupiers of the Building; and

19.7 the loading and off-loading of merchandise and other articles on and about the Property.

**20 SPECIAL REMEDY FOR BREACH**

20.1 Should the Lessee default in any payment due under this lease or be in breach of its terms in any other way, and fail to remedy such default or breach within 14 days after receiving a written demand that it be remedied, the Lessor shall be entitled, without prejudice to

any alternative or additional right of action or remedy available to the Lessor under the circumstances without further notice, to cancel this lease with immediate effect, be repossessed of the Premises, and recover from the Lessee damages for the default or breach and the cancellation of this lease.

20.2 In the event of the Lessor having cancelled this lease justifiably but the Lessee remaining in occupation of the Premises, with or without disputing the cancellation, and continuing to tender payments of rent and any other amounts which would have been payable to the Lessor but for the cancellation, the Lessor may not accept such payments without prejudice to and without affecting the cancellation, in all respects as if they had been payments on account of the damages suffered by the Lessor by reason of the unlawful holding-over on the part of the Lessee.

20.3 In the event of any breach of any term or condition of this lease by the lessee, including non payment of rent, the Lessee shall not have the right to remove any of its stock in trade, equipment, fixtures and fittings or improvements made by it until such breach has been remedied.

20.4 In the event of legal or other costs being incurred due to any breach of the terms of this lease by the Lessee, such costs shall be payable by the Lessee and shall include all Attorney and Client costs and collection charges at ten percent (10%) on any amount recovered and any tracing costs incurred by the Lessor.

**21 ACCESSS**

21.1 The LESSOR, it’s workmen, caretaker or agents shall be entitled at reasonable times to enter into the premises and to do any necessary repair work and provided there is no interference with normal trading of the LESSEE

**22 DOMICILIA AND NOTICES**

22.1 The parties choose as their *domiciliacitandietexecutandi*  the addresses mentioned in clause 22.2 and 22.3, provided that such *domicilium* of either party may be changed by written notice from such party to the other party with effect from the date of receipt or deemed receipt by the latter of such notice.

22.2 The Lessor: **Dynamic Insurance Brokers (Pty) Ltd**

**P. O. Box 128,**

**Gaborone**

**Tel: (+267) 390 6490**

**Email: kaindu@dib.co.bw**

22.3 The Lessee: **Botswana Musicians Union (BOMU)**

**P o Box 569, Gaborone**

[**Info.bomu@gmail.com**](mailto:Info.bomu@gmail.com) **/** [**finance@bomu.org.bw**](mailto:finance@bomu.org.bw)

Contact Person +26773886794 / +71858258

22.4 Any notice, acceptance, demand, or other communication properly addressed by either party to the other party at the latter’s *domicilium* in terms hereof for the time being, and sent by prepaid registered post shall be deemed to be received by the latter on the fifth business day following the date of posting thereof.

22.5 Any notice, acceptance, demand, or other communication properly addressed by either party to the other party at the latter’s facsimile address in terms hereof for the time being, and properly sent, shall be deemed to have been received by the latter on the business day following the date of faxing.

22.5 Any notice, acceptance, demand or other communication delivered by either party to the other party at the latter’s physical *domicilium* in terms hereof for the time being, shall be deemed to have been received by the latter on the business day following the date of delivery.

**23 RETURNING OF PREMISES**

23.1 Upon the expiration or earlier termination of this lease and subject to the LESSOR’s obligation hereunder, the LESSEE shall return the premises to the LESSOR in the same good order, condition and repair in which it received the, fair tear and wear and latent defects then existing accepted

**24 NOTICE – LESSOR**

24.1 The LESSOR shall be entitled to exhibit on the windows of the premises a “ To let” notice for a period of three month prior to the termination of this lease and the LESSEE shall permit prospective tenants and purchasers to view the interior of the premises at reasonable hours during such period

**25 VARIATION**

25.1 No variation of any provision of this lease shall be of any force or effect unless the same shall be confirmed in writing and signed by the parties.

**26 WHOLE AGREEMENT**

26.1 This lease constitutes the whole agreement between the parties and no undertaking or representation of any nature whatsoever other than as set out in this lease has been given by any of the parties

**27 SIGNATORIES**

27.1 The signatories to this lease warrant that they are duly authorised to sign this lease on behalf of the respective parties on whose behalf they have each purported to sign

**28 SALE OF PREMISES**

28.1 The validity of this lease shall not in any way be affected by the sale of the Property by the Lessor. It shall accordingly, upon the registration of the Property into the name of the purchaser, remain of full force and effect save that the purchaser shall be substituted as Lessor and acquire all rights and be liable to fulfill all the obligations which the Lessor, as Lessor, enjoyed against or was liable to fulfill in favour of the Lessee in terms of the lease.

**29 WARRANTY OF AUTHORITY**

29.1 The person signing this lease on behalf of the Lessor expressly warrants his authority to do so.

**31 GUARANTOR**

31.1 By his signature to this Agreement the authorised signatory of the Lessee hereby binds himself as surety for and co-principal debtor with the Lessee for the due performance by the Lessee of all its obligations hereunder, renouncing the legal benefits excursions.

THUS DONE AND SIGNED AT GABORONE ON THIS …… DAY OF…………… 2024 IN THE PRESENCE OF UNDERSIGNED WITNESS

AS WITNESS:

1. Names: …………………………………………...

Signature: ………………………………………..

1. Names: …………………………………………...

Signature: ………………………………………..

………….……………………..

**LESSOR**

THUS DONE AND SIGNED AT GABORONE ON THIS……….. DAY OF ………. 2024 IN THE PRESENCE OF UNDERSIGNED WITNESS

AS WITNESS:

1. 1 Names: …………………………………………...

Signature: ………………………………………..

1. Names: …………………………………………...

Signature: ………………………………………..

……….…………………………….

**LESSEE**