November 7, 2023

HOUSE LEASE AGREEMENT

This lease agreement is made and entered in to between

Lessor:- ..... **Ms. Almaz Atnafseged W/Giyorgis** /Nationality Ethiopian/
Represented by Ato Atnaf Segged Keffelew/Nationality American by birth Ethiopian/
Power of attorney no. B4/0002352/13/2011 dated 06/05/2011
Address:- A.A Arada Sub City Woreda 07 House No. 016 ID No. OI0375228

Lessee:- INDIAN INTERNATIONAL ACADEMY PLC
General Manager:- Mr. Abraham Kanjooparambil Thommey /Nationality Indian/
Address:- A.A Arada Sub City Woreda 02 House No. 046/21

Article 1

Objectives

1. The lesser hereby agrees to allow the lessee to occupy the premises located at Addis Ababa currently Arada Sub-City, woreda 07 House No 16231 Deed No. AA000010701270 area 2500 Square meter permitted with this contract.

1.1. The house premises shall be used for School purpose.

1.2. The lessor or the representative shall not come in to the premises, unless prior authorization has been accorded by the lessee.

Article 2

Payment

2.1 The lessee shall pay to the lessor for the use of premises a monthly rental at the rate of Birr with 150,000.00 (one hundred fifty thousand birr) Per Month .

2.2 The agreement is from April 1, 2023 up to April , 2028 for five Years of which the mode of payment has been agreed to pay the first payment for two. The payment for Two month 300,000.00 (three hundred thousand birr), and the next six month rent will be paid by in Feb,2024

Care and Maintenance of the premises

The lessee shall not Sub-let the premises without the prior written approval of lessor

3.1 The lessee shall have the obligation to use and maintain the premises in good order and condition. It shall be the responsibility of the lessee to perform minor repair maintenance work, such as painting and damage caused by the lessee.

3.2 It shall be the obligation of the lessor to perform major structural repair of the premises and external electric, kitchen material, to fire damage, base room, floor ceramic damage ,

Director