

Ref. no. 280215/2024-2-CRA

DATED IN LUSAKA 04<sup>TH</sup> DAY OF SEPTEMBER, 2024

Addendum no. 1

to the Tenancy Agreement Ref. no. 280215/2024-1-CRA

Relating to **No. 3 Cheetah Road, (UNIT 6)**

Kabulonga, Lusaka in the Lusaka Province of the Republic of Zambia

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1. **THIS ADDENDUM** is made on the 13<sup>th</sup> day of September 2024 by and between **Mr. and Mrs. J. Banda** of Plot 1 Cheetah Road, Kabulonga, Lusaka, Zambia (hereinafter referred to as "the Landlord") and **the Czech Development Agency** of Nerudova 3, 118 50 Prague 1, Czechia, represented by its Director Mr. Michal Minčev (hereinafter referred to as "the Tenant"). Together, the Landlord and the Tenant are hereinafter referred to as "the Parties".

a) **WHEREAS** the Parties have entered into a Tenancy Agreement dated 26<sup>th</sup> of January 2024 (hereinafter referred to as "the Agreement") for the lease of No. 3 Cheetah Road, (UNIT 6), Kabulonga, Lusaka, Lusaka Province, Republic of Zambia (hereinafter referred to as the "Demised Premises");

b) **AND WHEREAS** due to the prevailing electricity shortages in range unpredictable in period of signature of the Agreement connected to a period of severe drought in the Republic of Zambia, it has become necessary for the Landlord to incur additional expenses to secure an adequate supply of electricity and water to the Demised Premises independently on electricity provider;

2. **NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained, the Parties hereto agree to modify the original stipulation under Clause 2a) in the Agreement, which reads as follows:

*"The Landlord hereby lets unto the Tenant the Demised Premises TO HOLD unto the Tenant from the 1st Day of February, 2024, (Two Thousand and Twenty-four), for a term of 2 (Two) years, PAYING THEREOF, during the said term a monthly rent of USD \$1,800 (One Thousand, Eight Hundred United States Dollars) payable 2 (Two) months in advance, always on the 1<sup>st</sup> calendar day of every 2<sup>nd</sup> month."*

Through this Addendum, the Parties hereto agree that the **monthly rent payable under the Agreement shall be increased from USD \$1,800** (One Thousand, Eight Hundred United States Dollars) **to USD \$1,975** (One Thousand, Nine Hundred, Seventy Five United States Dollars). This increase shall apply to monthly rent starting from October 2024.

3. All other terms, conditions, and provisions of the Agreement shall remain in full force and effect, unchanged and unmodified by this Addendum.

4. The Parties acknowledge that this Addendum shall be published in the Czech register of contracts under Act No. 340/2015, or the register of contracts, as the Tenant is the liable person under this Act, and agrees to its publication. The Tenant shall ensure the publication within 30 days as of the signing of this Addendum by both parties.

5. **IN WITNESS:** whereof the Parties hereto have executed this Addendum as of the day and year first above written.

**SIGNED for and on behalf of the Landlord:**

Mr. & Mrs. J. Banda

) Date... 13/09/24

Witness:

) Date.....

**SIGNED for and on behalf of the Tenant (Czech Development Agency):**

Mr. Michal Minčev, Director

) Date... 12.9.2024

Witness: Mr. Tomáš Daniček

) Date... 12.9.2024