

TENANCY LEASE AGREEMENT

This agreement on property situated at PLOT 41, BLOCK A, BWIRU, ILEMELA MWANZA (hereafter referred as "LEASE PROPERTY") is made this 1st Day of November 2019 between ELIZABETH JOSEPH LEFI of P.O BOX 720 Mwanza (hereinafter referred as the "THE LANDLORD") on one part and RONG ZHENG (TANZANIA) LIMITED of P.O Box 720 Mwanza (hereinafter referred as the "THE TENANT") on the other part.


2.0 THE AGREEMENT

WHEREAS the Landlord is absolute owner of the lease property and the tenant is a registered business company in Tanzania, it is hereby agreed that:

- 2.1. The landlord is willing to lease property to Tenant for a period of twenty years (5) starting from the day 1st July 2018 to 30th June 2023.
- 2.2. The rent is Tshs 700,000 (Shillings Seven hundred thousand only) per month payable in 12 months.

3.0 RESPONSIBILITY OF THE TENANT AND LANDLORD

- 3.1 The tenant shall be responsible to settle all cost and surcharges for electricity, water and Sewerage, telephone, cooking gas, security services and any other utility charges that may arise due to use by the tenant.
- 3.2 The landlord shall be responsible for payment of land rent, government taxes and insurance For the property to the responsible authorities.
- 3.3 The tenant agrees to keep the lease property in good and tenantable condition. This includes the house, the furniture (as included in the inventory attached hereto and agreed by both side Landlord and Tenant and fixtures and the compound in general.
- 3.4 The Tenant shall permit the Landlord or his authorized agent to enter and inspect the Premises at reasonable time during the day as may be agreed between the parties. The Landlord must however give prior notice to this effect at least 24 hour before the entry time.
- 3.5. Both Tenant and the Landlord agreed to abide by the local laws that govern such area and such premises.

CERTIFIED TRUE COPY OF THE ORIGINAL
MALIKI ABBAS MWENEYUNI
ADVOCATE, NOTARY PUBLIC &
COMMISSIONER FOR OATHS
Signature:  Date: 12/11/2019

6. The tenant is obliged to pay up some percentage increment on the land rent and the property tax due to the advancements that have been made by the tenants which will cause the rise on both land rent and the property tax.

3.7. All the development that have been done by the tenant shall not be deducted in the rent that is to say it will be on the tenants cost.

3.8. At any cost the landlord shall not raise rent.

4.0 TERMINATION OF AGREEMENT.

It is expected that in this contract "goodwill" will be prevail above anything else .However in the most unexpected event that contract has to be terminated by either parties, a three months 'notice has to be given by the part initiating termination to the other party.

5.0 SETTLEMENT OF DISPUTES.

It is expected that the parties will amicably settle the disputes that may arise during the cause of doing business. However in unlikely case of amicable settlement proving unsuccessfully, the part may redress their dispute/disputes in the court of law of Tanzania.

6.0 SIGNATURES:

We the parties concern (Landlord and Tenant) have read, understood and agreed to comply by the contents of this tenancy lease agreement.

FOR THE LANDLORD:

NAME: ELIZABETH J. LEFI

SIGNATURE: [Signature]

QUALIFICATION: LANDLORD

ADDRESS: MWANZA.

Witness: MARCELA MAYBLA

Signature:.....

VERIFIED TRUE COPY OF THE ORIGINAL
MALIKI AEDAS MWEMEMUJI
ADVOCATE, NCTA REPUBLIC OF TANZANIA
COMMISSIONER FOR OATHS
Signature: [Signature] Date: 12/09/2024

FOR THE TENANT:

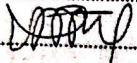
NAME: LHEN XIN


SIGNATURE: 陈新

QUALIFICATION: DIRECTOR

ADDRESS: 720 - MWANZA

Witness: MBUYI KONDU

Signature: 

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MALIKI ABBAS MWENEYUNI
ADVOCATE NOTARY PUBLIC &
COMMISSIONER FOR OATHS
Signature:  Date: 12/04/2021 3