

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this: ^{1st} day of ^{December} 2019

BETWEEN

TACHI BOARD LIMITED a private company incorporated with limited liability in the United Republic of Tanzania of P.O. Box 20653 with Plot No 292, Tegeta Kinondoni Dar es salaam hereinafter referred to as "**the Lessor**"), of the one part;

AND

HUAREN COMPANY LIMITED a private company incorporated with limited liability in the United Republic of Tanzania of P.O. Box Dar es Salaam (hereinafter referred to as "**the Lessee**"), of the other part,

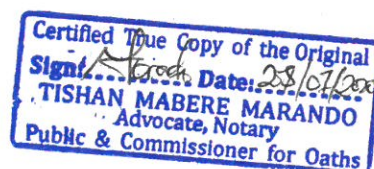
WHEREAS:

- A. The Lessor is the owner of Godown on Plot No. 292, Tegeta - Kinondoni Municipality, Dar es Salaam City (hereinafter referred to as the "Demised Premises") and is desirous of leasing the same to the lessee.
- B. The Lessee is desirous of taking on lease the said Demised Premises for the said consideration and upon the terms and conditions hereinafter appearing; and
- C. The Lessor and the Lessee have negotiated and agreed on the said terms and conditions and now wish to record their said agreement.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

- 1) The Lessor hereby agrees to lease **one godown** to the Lessee and the Lessee hereby agrees to lease from the Lessor the Demised Premises for a period of **three (3) year** (the Lease Term) starting from **01st December 2019 to 30th November 2022** with the option to renew the Lease Term by consent of both parties to the lease agreement.
- 2) The consideration for the lease shall be **\$ 10,000(United States dollar ten thousand only) per annum.**

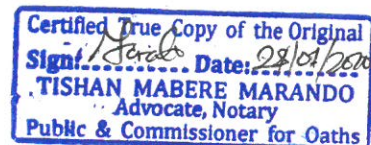
1.



3) That it is further agreed that there shall be ten percentages (10%) additional of rent upon each tenancy year, the lessee shall be responsible to pay all the government taxes concerning the lease agreement.

4) **THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS.**

- (a) To pay the rent punctually as herein provided.
- (b) Not to assign, sublet or part with possession of the Demised Premises or any part thereof without the written consent of the Lessor.
- (c) To permit the Lessor and/or his agents with or without workmen, at reasonable times of the day and after reasonable notice to the Lessee in that respect, to enter into Demised Premised to inspect and/or to execute major repairs to the Demised Premises under the Lessor's covenants on his behalf;
- (d) To use the Demised Premises for production only but the lessee may use the leased premises for any purpose upon obtaining the prior consent from the lessor;
- (e) To live in harmony with, and not to cause any nuisance to, the occupants of neighboring residences and to observe relevant municipal laws and regulations;
- (f) To bear, pay and discharge all charges for electricity and water consumed in the Demises premises accordingly b, emptying of septic tanks and soak - away pits when necessary and for all telephone charges for the calls made or otherwise in respect of the telephone services available in the Demised Premises;
- (g) To keep the Demised Premises in good state repair and condition (reasonable wear and tear excepted) and to paint the premises and repair all breakages and damages as required by health or other municipal authorities.
- (h) Not to make any alterations or additions to the Demised Premises without the written consent of the Lessor, such consent not to be unreasonably withheld or delayed.
- (i) To surrender vacant possession of the Demised Premises to the Lessor on the expiry of the Lease Term, or any subsequent



renewal thereof, in a clean and good tenable condition with all the modifications intact; and

- (j) To ensure that all outstanding bills for telephone, electricity and water are paid before vacating the Demised Premises.
- (k) Either party may terminate this tenancy agreement by giving the other party two month written notes or payment in lieu of notice for two months

5) THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

- (a) That the Lessee performing the obligations on its part herein contained shall peacefully enjoy the occupation of the Demised Premises during the Lease Term without any interruption from the Lessor or any person rightfully claiming under or in trust for the Lessor.
- (b) To pay land rent and other statutory charges in respect of the Demised Premises; and

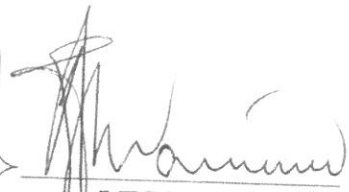
6) THE LESSOR AND THE LESSEE HEREBY FURTHER AGREE AND DECLARE THAT.

- (a) If the Lessor shall wish to sell or otherwise dispose of the Demised Premises.
- (b) Shall notify the Lessee in writing of the Lessor's intention to do so and the Lessee's interests shall be expressly taken care of in the consequential sale or transfer agreement.
- (c) The lessee shall not be allowed to modify, add or erect new structures on the Demised Premises (with the prior permission of the Lessor)
- (d) In the event that the Lessee shall desire to renew the Lease Term, the Lessee shall give the Lessor one month's notice of the Lessee's intention to renew the Lease Term on different terms and conditions or terms to be agreed by both parties to the lease agreement hereto.
- (e) Any notice served pursuant to this Lease Agreement may be served by posting the same to the above given postal address in

prepaid envelope or by physical dispatch delivery. A notice to the Lessee may be served by delivering it at the Demised Premises.

- (f) The terms of this Lease Agreement may be varied by mutual agreement of the parties which shall be confirmed by a written record.
- (g) This Lease Agreement shall be governed by the laws of the United Republic of Tanzania, whenever disputes arises concerning the leased premise shall be firstly be resolved amicably upon failure then the matter shall be taken to courts of law.

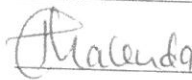
SIGNED and DELIVERED by the said
TACHI BOARD LIMITED who is
Personally known to me/identified
to me by.....
The latter being known to me
Personally, in my presence this
.....day of.....2019

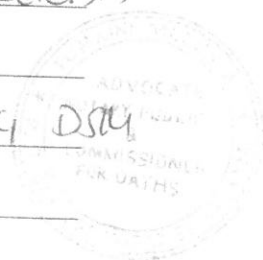

LESSOR

Name.....
Signature.....
Postal Address.....
Designation.....



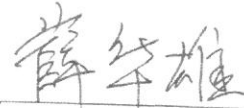
Before me:

Name: TUMIAMI MALEUDA
Signature: 
Postal Address: P.O. BOX 79564 DSD
Qualification: ADVOCATE




SIGNED and DELIVERED by the said
HUAREN COMPANY LIMITED

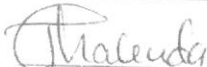
who is personally known to me/
Identified to me by.....
The latter being known to me
Personally, in my presence this
.....day of.....2019



LESSEE

Name... XUE HUAXIONG
Signature... 
Postal Address.....
Designation.....

Before me:

Name: TUMAINI MALEUDA
Signature: 
Postal Address: PO-Box 79569 DDU
Qualification: ADVOCATE

