

LEASE AGREEMENT

THIS CONTRACT is made this 25 day of August 2019

KAIZA V. LYAMKIYU, of Dar es Salaam with whom under this contract he will be known as a **LANDLORD**

AND

PU XING COMPANY LIMITED of P.O. BOX 28675, Dar es Salaam (with whom under this contract will be known as a "TENANT")

BECAUSE THE **LANDLORD** is the owner of the Plot number 2188, Block "D" Pugu Road, Buyuni Street, Chanika Ward, Ilala District, Dar es Salaam.

THIS AGREEMENT WILL BE AS FOLLOWS:

1. That the term of this contract is for three years, and as per the agreement between the **LANDLORD** and the **TENANT** this contract is renewable.
2. That the **TENANT** will pay the agreed rent for that space to the **LANDLORD** the total of TSH 5,000,000/- as rent for three years.
3. That the **LANDLORD** agreed to have received TSH 5,000,000/- from the **TENANT** as the agreed rent for three years, that is to say the agreement is from 1st September, 2019 to 1st September 2022.
4. That all Electricity and water bills will be covered by the **TENANT** and all receipt must be kept in order to avoid any inconveniences.
5. That the **TENANT** in case fails to pay the rent for three months consecutively after the 1st rent the contract will be terminated without any notice.
6. That in case the space is required by the **LANDLORD** for any reason including development, the **LANDLORD** will provide three months' notice to the **TENANT** to hand over the property to the **LANDLORD**.
7. That in case the **TENANT** wish to vacate the premises he is required to give three months notice to the **LANDLORD**.
8. That the **LANDLORD** has handed over to the **TENANT** the space which is in good condition. The same to the **TENANT** he is required to hand over the same after the lapse of the contract in good condition to the **LANDLORD**.
9. That the **TENANT** is required to observe cleanliness and the entire infrastructure found in the premises, in case of any breach to the same the **TENANT** shall be liable for maintenance.

IN WITNESS HEREOF the parties here set their respective bands here in the manner an on the dates here after appearing

SIGNED and DELIVERED by the said:

KAIZA .V. LYAMKUYU who is

Known to be personally identified to me

by.....23.....the latter LANDLORD

Being known to me personally

this...Xmas... day of 2019

J. M. M. M.

Before Me:

Name...Notary Public.....

Signature...[Signature].....

P.O.BOX...1050 G. A. 100.....

Qualification...ADVOCATE.....



Signed and Delivered By the Said:

PU XING COMPANY LIMITED

Who is known to be personally identified to me by

..... the latter

Being known to me personally this23.....

Day of...Xmas... 2019.

[Signature]

TENANT