

## TENANCY AGREEMENT.

THIS AGREEMENT is made on between GURU ENGINEERING WORKS LTD represented by VINOD K. SONI of P.O Box 6838 Dar Es Salaam [herein after called the Landlord] of the one part and M/S MWANGAMKALI COMPANY LTD Represented by QINGJIANG XU of P.O Box 7919 Dar Es Salaam {hereinafter called "The Tenant" of the other part.

### WHERE AS

The landlord is the owner of the Office situated on PlotNo.168 Pugu Road ,Kiwalani, Dar Es Salaam [hereinafter referred to as["The said premises"]]

The Tenant desirous of renting the said premises from the landlord on the terms and condition hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follow:

1. The Landlord hereby lets into the Tenant the said premises to hold the same for fixed period of Three years commencing from 01/03/2020 and ending 28/02/2023 at monthly rate of Tsh.600,000 (six hundred thousands only) net payable in advance at time of signing of this new agreement. The Tenant have rented the premises for THREE YEARS and have paid for for one year only in advance. The Tenant is liable to pay Withholding Tax and VAT.
2. THE TENANT COVENANTS WITH THE LESSOR as follows:
  - a) To pay Electricity, water, telephone and utility bills consumed during the period of tenancy of any extension thereof.
  - b) To use the said premises for legitimate business purposes as permitted by the town planning authority.
  - c) Not to assign or part possession of the said premises or any part thereof under any circumstances.
  - d) To permit the Landlord and his servants or agents at all reasonable times to enter upon the said premises with prior notice and its condition and or carry out the duties of the Landlord as to maintenance.
  - e) To keep the interior of the said premises in good tenantable repair and in a tidy condition at all times.
  - f) Not to make any alteration in or addition to the said premises without the consent in writing of the Landlord. The Tenant shall not remove any addition or extension without the written consent of the Landlord.
  - g) The Tenant shall insure the said premises and his own goods during the period of the tenancy against all risks.

- h) At the expiry of the tenancy hereby granted the Tenant shall hand over vacant possession of the said premises to the Landlord together with all fixtures and fittings there in good condition.
- i) The Tenant shall pay the stamp duty as levied by the TRA
- j) The Landlord has right to vacate the Tenant by notice of 60 Days at any given time.
- k) The Tenant can vacate the said premises only by issuing 60 days notice to the Landlord in Advance.

3. THE LESSOR HEREBY COVENANTS WITH THE TENANT as follows:

- a) That the Tenant paying the rent hereby reserved and any increase thereon an performing and observing the several covenants on its part and condition herein before contained shall peacefully hold and enjoy the said premises during the said term without any interruption by the Landlord.
- b) To deliver vacant possession of the said premises to the Tenant on or before the commencement of lease period.

4. PROVIDED ALWAYS AND IT IS HEREBY DECLEARIED.

- a) That if the Tenant should at any time omit to perform any stipulation on its part therein contained then the Landlord may at any time thereafter inter upon the said premises or upon any part thereof in the name of the whole and then forth hold and enjoy the same as if this tenancy hereby created has determined but without prejudice to any claim of the Landlord in respect of any antecedent breach of any Tenants covenants therein contained.
- b) The Tenant hereby irrevocable power and authority without any recourse to the Landlord and at Tenants costs to inter the said premises with or without permission of the Tenant on the expiry of the lease period referred to above and remove all the possession of the Tenant with view to securing vacant possession of all the said premises. The Landlord shall act as agent of the Tenant and shall not be liable for any loss or damage suffered by the Tenant however caused as results of the Landlord exercising the power and authority herein.

IN WITNESS WHEREOF the parties hereto have executed these presents in the manner on the date and the year hereinafter appearing.

Signed and Delivered by the said  
GURU ENGINEERING WORKS LTD  
Who is known to me /Identified to me

By: VINOD K. SONI

The latter being known to personally in my  
Presence this Date 01/03/2020.

Signature.....


Postal Address: 6858, Dsm

Qualification: DIRECTOR

Signed and Delivered by the said  
M/S MWANGAMKALI COMPANY LTD  
Who is known to me /Identified to me

MR. QINGJIANG XU

My Presence this date 01/03/2020

Signature.....

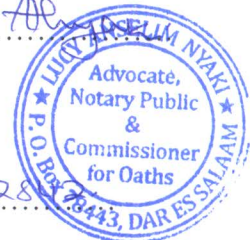
Postal Address: 7919,Dsm

Qualification: DIRECTOR

BEFORE ME:

Name...*Lucy A. Nyaki*

Signature & Stamp:.....*AC*



Mobile:.....*07847528*