

**TENANCY AGREEMENT**

THIS TENANCY AGREEMENT is made on between GURU ENGINEERING WORKS LTD represented by VINOD K SONI OF P.O. BOX 6858, Dar es salaam. [hereinafter called the Landlord] of the one part and M/S MWANGAMKALI COMPANY LTD Represented by MR QING JIANG XU OF P. O. BOX 7919 Dar es salaam [hereinafter called "The Tenant"] of the other part.

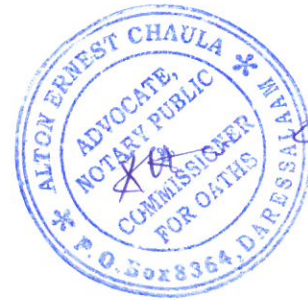
**WHEREAS**

The landlord is the owner of the Office situated on plot No 168 Pugu Road, Kiwafuni, Dar es Salaam [hereinafter referred to as "The said premises"].

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

**NOW THIS AGREEMENT WITNESSETH as follows:**

1. The Landlord hereby lets unto the Tenant the said premises to hold the same for a fixed period of One year commencing from 01/03/2020 And ending on 28/02/2021 at a monthly rent of Tshs 600,000/- ( six hundred thousand only ) net payable in advance at the time of signing of this new agreement. The Tenant have rented the premises for one year and have paid the rent for one year only in advance. The Tenant is reliable to pay WHT and VAT
2. THE TENANT CONVENANTS WITH THE LESSOR as follows:
  - a)- To pay for electricity, water, telephone, and utility bills consumed during the period of the tenancy, or 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 tenatable 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 additions or extension without the written consent of the Landlord.



29/4/20

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 fixture and fitting There in good condition.

i) The Tenant shall pay the stamp duty as levied by the TRA.

j) The landlord has a right to vacate the tenant by notice of 60 days at any given time.

k) The tenant can vacate the premise only by issuing a 60 Days notice to the landlord in advance.

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

a) That the Tenant paying the rent hereby reserved and any increase thereon and performing and observing the several covenants on its part and conditions 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 the lease period.

4. PROVIDED ALWAYS AND IT IS HEREBY DECLARED.


a) That if the Tenant should at any time omit to perform or observe any stipulation on its part herein contained then the Landlord may at anytime thereafter enter upon the said premises or upon any part thereof in the name of the whole and thenceforth 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 of the Tenants covenants therein contained.

b) The Tenant hereby gives irrevocable power and authority without any recourse to the Landlord and at Tenants costs to enter 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 a 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 howsoever caused as a result of the Landlord exercising the power and authority given herein.

IN WITNESS WHEREOF the parties hereto have executed these presents in the  
Manner and 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 SIONI  
The latter being known to personally in my  
Presence this date: 01/03/2020


Signature.....

Postal Address: 6858

Qualification: Director

Signed and delivered by the said  
M/S MWANGAMKALI COMPANY LTD  
Who is known to me / identified to me  
MR. QING JIANG XU

My presence this date 01/03/2020

Signature.....

Postal Address.....7919

Qualification.....DIRECTOR

