

LEASE AGREEMENT

This Lease Agreement (together with all appendices attached hereto and forming an integral part) which is hereinafter called the, "**AGREEMENT**" is made this 3rd day of April, 2020.

BETWEEN

M/S:HANS LOGISTICS LTD a limited liability company incorporated under the companies laws of Tanzania of post office Box:14986 Dar es Salaam (hereinafter called "the Lessor") of the one part the expression which includes his heirs and assignees.

AND

M/S:ATLAS BRICKS COMPANY LTD a limited liability company incorporated under the companies laws of Tanzania of post office Box:2375 Dar es Salaam (hereinafter called "the Lessee") of the one part the expression which includes his successors and assignees.

RECITALS:

A: WHEREAS the LESSOR is a registered owner of the house and its compound situated at plot No.30, INDUSTRIAL AREA within region of Kibaha property known (hereinafter referred to as "The Demised Property");

B: AND WHEREAS the LESSOR has agreed to let the compound of the demised property to LESSEE for commercial purposes only on the terms and conditions appearing hereinafter;

C: AND WHEREAS the LESSEE agrees to the same on terms and conditions herein contained.

NOW THIS LEASE AGREEMENT WITNESSETH as follows:

1. That this lease agreement will be for a term of **TEN [10] YEARS** with effect from the **1st day of May 2020** to the **30st day of April 2030**, this period is herein called "Lease Period". The total lease agreement price is **Tanzania Shillings One Hundred Fifty-Six Million [TZS:156,000,000.00]** and paying therefore, the monthly rent of **Tanzania Shillings** as herein provided:
 - a. the monthly payment under this agreement for the "Lease Period" shall be **Tanzania Shillings One Million Three Hundred Thousand Only [TZS:1,300,000.00]**
 - b. The Lessee shall make and effect payment to the Lessor upon signature to this Agreement an advance payment of **Tanzania Shillings Fifteen Million [TZS:15,600,000.00]** for the period of the First Twelve months of this Agreement, i.e. First one year.
 - c. With the exception of the last twelve months of this Agreement which shall be paid in lump sum for that period, the rental payment shall be paid annually with the total annual sum of **Tanzania Shillings Fifteen Million [TZS:15,600,000.00]**
2. THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:
 - a. To use the Demised Property for commercial purposes only of bricks

manufacturing and related business.

- b. To pay reserved monthly rent as hereinafter contained at the times and in the manner herein provided.
 - c. Not to assign, underlet or part with the possession of the Demised property without the mandatory specific prior written consent of the LESSOR.
 - d. To permit the LESSOR, his agents, or workmen at all reasonable times during daytime to enter upon the Demised property with prior notice for the purposes of viewing the condition thereof.
 - e. To pay all sums due in respect of sanitary, electricity, telephone and water bills for the Demised Property utilized by him or his agents upon receipt of official invoices from relevant municipal authorities or service provides as the case may be.
 - f. To be responsible for the maintenance, care, and cleanliness of the compound of Demised Property.
 - g. To occupy the Demised Property as a prudent person while keeping the interior thereof in a good and tenantable repair and in tidy condition at all times.
 - h. Not to make any alterations in or addition to the Demised Property without written consent of the LESSOR.
 - i. Not to use the premises of Demised Property in a way that will create annoyance, nuisance or any danger to the public or neighbors.
 - j. On the expiration of this Agreement or sooner upon determination of the terms hereby granted, to CLEAN UP and DELIVER the Demised Property to the LESSOR in good tenantable condition and in accordance with covenant and conditions herein contained.
3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE that provided terms and conditions herein contained adhered to:
- a. He shall keep the exterior and main structure of the Demised Property in good face and upon receipt of a written notice from the lessee to remedy any structural faults or faults of construction affecting the proper use of the property, provided that such faults are not attributable to neglect on the part of the lessee, his agents or employees.
 - b. The LESSEE paying the rent hereby reserved, performing and observing the several covenants on its part and the conditions hereinafter contained shall peacefully hold and enjoy the premises of Demised Property during the said lease period without any interruption by the LESSOR or any person rightfully claiming under or in trust him.
4. PROVIDED ALWAYS AND IT IS HEREBY DECLARED that either party may be at liberty to terminate this lease Agreement by giving the other party 90 days (Ninety Days) notice of his/her desire to do so and the term shall determine on the expiration of such mentioned period.

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

SIGNED and DELIVERED by the said]

HANS LOGISTICS LTD who is]

known to me personally/identified]

To me by 韓海龍 the latter]

Being known to me personally this]

Day of 3rd of April, 2020]

BEFORE ME:

Name: SAULO J. KUSAKALAH

Signature: Ruekatul

Postal Address: P.O. box 75796

Qualification: Advocate

Date: 3rd April 2020



[Signature]
THE LESSOR

SIGNED and DELIVERED by the said]

HONGYIN HAN for or]

On behalf of the LESSEE, who is]

Known to me personally/identified]

Being known to me personally this]

Day of 3rd of April, 2020]

BEFORE ME:

Name: SAULO J. KUSAKALAH

Signature: Ruekatul

Postal Address: P.O. box 75796

Qualification: Advocate

Date: 11/8 April 2020



[Signature]
ABLE OFFICER OF THE LESSEE