

LEASE AGREEMENT

BETWEEN

**HANGZHOU AGROCEMICAL LIMITED
(LESSOR)**

AND

**GAP TECHNOLOGY (T) LIMITED
(LESSEE)**

DRAWN BY:

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LEASE AGREEMENT

THIS LEASE AGREEMENT is made on this 22 day of 03, 2020

BETWEEN

HANGZHOU AGROCEMICAL LIMITED of P.O.BOX 15937, Dar es Salaam (hereinafter referred to as "the Lessor") on one part and her sister **GAP TECHNOLPGY (T) LIMITED P.O.BOX 15937** Dar es Salaam, (hereinafter referred to as "the Lessee") on the other part.

WHEREAS the Lessor is the lawful occupier of the land which comprises of **Plot No. 140/1, Block No. D, Tandika, Sudani Street, Temeke, Dar Es Salaam**, (hereinafter referred as "the demised premises")

WHEREAS the Lessor is desirous to let the demised premises unto the Lessee who is willing to take up possession of the same on terms and conditions set forth hereunder;

NOW THEREFORE this agreement witnessed as follows:

1. The Lessor agrees to lease the demised premises to the Lessee at the rate of **TZS 1,000,000/=** for duration of Five years.
2. That in consideration of **TZS 1,000,000/=** the Lessor agrees to lease the said demised premises to the Lessee for agreed amount for duration of five years commencing from the date of execution of this agreement.
3. Lessee hereby agrees that the whole amount of rent is to be paid to the Lessor immediately before execution of this agreement.
4. Parties hereby undertake to be bound by the regular law governing tenancy relationship.

I. THE LESSEE HEREBY COVENANTS with the Lessor as follows:

- (a) To pay the rent of as agreed hereinafter,

- (b) To pay all charges for water, electricity public utility offered in respect of the demised premises during the said term.
- (c) To keep and maintain the interior of the demised premises in good, tenatable repair condition and fair wear and tear,
- (d) To permit the **LESSOR** (after obtaining permission from the **LESSEE**, and such permission not to be unreasonably withheld) and his agents at all reasonable time of the day with or without workmen to enter upon the demised premises to view and inspect the condition of the demised premises.

II. THE LESSOR HEREBY COVENANTS with the Lessee as follows:

- (a) To pay all existing and future rents, rates, taxes assessments, impositions and outgoings which are payable or which may hereafter be imposed or charged in respect of the demised premises.
- (b) To keep the exterior of the demised premises together with the roof and the main structure, walls, electrical wiring and fittings thereof, all water taps pipes, sinks and tanks used in connection with the water installation in good tenatable repair and condition.
- (c) **THE LESSEE** paying the rent hereinbefore reserved and observing and performing the covenants contained or implied in the Lease and on its part to be observed and performed shall be entitled peacefully and quickly to possess and enjoy the demised premises during the term hereby created without any interruption from or by the **LESSOR** or any person acting on his behalf.
- (d) The **LESSOR** hereby declares that he is lawfully empowered to lease the demised premises and that on the date hereof the said property is free from any encumbrances whatsoever and the **LESSOR** has the sole legal right to lease to any person of her own choice as he may deem fit provided that reserved rentals are met.

(e) The **LESSOR** declares that he will be liable to compensate the **LESSEE** any loss caused by misrepresentation of the subject matter or fraud caused by the **LESSOR**.

IN WITNESSETH WHEREOF parties hereto have mutually agreed on these presents by putting their hands in the manner appearing hereunder

SIGNED and **DELIVERED** by the said XUE LIANG GE on behalf of **HANGZHOU AGROCEMICAL LIMITED** who is personally known to me in my presence on this 22 day of 03, 2020 at Dar es Salaam



WITNESS:
Signature: 葛良友
Name: XUE LIANG GE
Postal Address: P.O. Box 15937
Qualification: MANAGING DIRECTOR

SIGNED and **DELIVERED** by the said PENG HOU on behalf of **GAP TECHNOLOGY (T) LIMITED** who is personally known to me in my presence on this 22 day of 03, 2020 at Dar es Salaam



WITNESS:
Signature: 侯鹏
Name: PENG HOU
Postal Address: P.O. Box 15937
Qualification: DIRECTOR

STAMP DUTY
TShs. 600/= Collected
Receipt No. 21784699 Date 27/03/2020
Jimpia
Regional Manager - Tembeke

BEFORE ME
Signature: Gema Arnold Mrina
Name: GEMA ARNOLD MRINA
Postal Address: P.O. Box 80929 DSM
Qualification: ADVOCATE

