

LEASE AGREEMENT

THIS AGREEMENT is made this ...1... day of...09....., 2020

Between

GOLD STARD TRADING COMPANY LIMITED of P.O. Box 19080 Dar es Salaam, (hereinafter to be called 'the Landlord' which expression includes their assigns, agents and successors in title of the second part;

And

CHINA AFRICA GUODIAN ENERGY TECHNOLOGY COMPANY LIMITED of P.O. Box 19080 Dar es Salaam, a duly company incorporated in the United Republic of Tanzania (hereinafter to be called 'the Tenant') which expression includes their assigns, agents and successors in title of the one part;

WHEREAS the Landlord is the owner of Plot no. 192, Kwazoka Area, Chalinze, Coast Region hereinafter called 'the demised premises';

AND WHEREAS the tenant has inspected the said premises and is desirous of leasing it and the Landlord is willing to let it out;

NOW THIS AGREEMENT WITNESSETH as follows: -

1. TERM:

The Landlord shall let and the Tenant shall take the demised premises as an INDUSTRIAL AREA Tanzania (the "office") from the Landlord for a term of 3 years commencing from the...1...day of August, 2020 to ...31..... day of ~~November~~ <sup>July</sup>, 2025.

2. RENT:

The rent for the demised premises shall be TZS 800,000/= (eight hundred thousand only) per month.

3. HANDING OVER OF THE PREMISES:

The Landlord shall handover vacant possession of the demised premises to the Tenant on the date of signing the lease.

4. THE TENANT'S COVENANTS:

The Tenant hereby covenants with the Landlord as follows: -

- a) To pay the rent hereby reserved on the days and in the manner and in the currency aforesaid.
- b) To use the demised premises for the construction of manufacturing industry and related purposes.
- c) Not to do or permit to be done upon the demised premises or any part thereof anything that may be or become a nuisance, annoyance, damage or inconvenience to the Landlord, neighbors or occupiers of the property in the neighbourhood or in any way interfere with the quiet occupation or comfort of the neighbours.
- d) To comply with the local authority regulations relating to the demised premises.
- e) Not to assign, sublet or part with possession of the demised premises or any part thereof without the previous consent in writing of the Landlord: provided that possession and/or occupation of the demised premises by any person by reason of such person being an employee of the

Tenant shall not be deemed to constitute an assignment or subletting thereof.

- f) To permit the Landlord or her duly authorized surveyor or agent upon the demised premises.
- g) Not to take upon, keep, place or store any dangerous or inflammable material in the demised premises.
- h) At the termination or sooner determination of the term hereby created to yield up the demised premises together with all fittings, fixtures, equipment and appliances (if any) in such good, tenantable repair and condition as the demised premise were in at the time of the execution of the Agreement (fair wear and tear excepted).
- i) The tenant shall bear the legal fee for drawing this lease.

5. LANDLORD'S COVENANTS:

The Landlord hereby covenants with the Tenant as follows:

- a) To pay site rates, land rent, land service charges, property and withholding tax in respect of the demised premises.
- b) To permit the TENANT paying the rent hereby reserved and performing and observing the covenants and stipulations herein contained on their part, to peacefully hold and enjoy the demised premises during the term hereby created without any interruption by the LANDLORD or any person rightfully through, under or in trust for the LANDLORD.

6. MISCELLANEOUS

Provided always and it is hereby declared as follows: -

- a) If the rent hereby reserved or any part thereof shall be unpaid (whether formally demanded or not) and if there shall be any breach, non performance or non observance by the Tenant of any part of the covenants and conditions hereinbefore contained it shall be lawful for the Landlord at any time thereafter to enter upon the demised premises, and this demise shall absolutely determine without prejudice to any right of action or remedy of the Landlord in respect of any breach of the covenants by the Tenant hereinbefore contained.
- b) If the Tenant shall be desirous of taking a new lease of the demised premises after the expiration of the term hereby granted they shall deliver to the Landlord or leave or send by registered post to their last known address in Tanzania notice in writing of not less than one month before the expiration of the term hereby granted and the rent that the parties hereto shall have mutually agreed but subject in all respects to the same terms and conditions herein contained the present clause excepted.
- c) That, in the event a dispute arises between the parties herein which cannot be resolved amicably, this Agreement is governed by and shall be construed in all respects in accordance with the laws of United Republic of Tanzania.

IN WITNESS WHEREOF the parties hereto have signed in the manner and on the day and year hereinafter appearing.

SEALED under the Common Seal of the said  
CHINA AFRICA GUODIAN ENERGY TECHNOLOGY  
COMPANY LIMITED and Delivered  
In my presence this...1...day of...AUG 2020



On behalf of the Company:  
Name: Guo Liang chen

Signature: 郭良辰

Address: CHINA PEOPLES OF FOSHAN CITY GUANDAN PROVINCE, 6FANG 501 HAN HAI DISTRICT

Qualification: Director

Before me:

Name: LUCY KIANGI

Signature: [Signature]

Address: 13989 DSM

Qualification: COMMISSIONER FOR OATHS



SEALED under the Common Seal of the said GOLD STARD TRADING COMPANY LIMITED and Delivered

In my presence this... 1... day of... AUG... 2020



On behalf of the Company:

Name: MI GUO EN

Signature: [Signature]

Address: ME FEI, FU YANG

Qualification: Director



Before me:

Name: LUCY KIANGI

Signature: [Signature]

Address: 13989 DSM

Qualification: COMMISSIONER FOR OATHS

