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THE UNITED REPUBLIC OF TANZANIA  
PRIME MINISTER'S OFFICE  
TANZANIA INVESTMENT CENTRE

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In reply please quote:

TIC/MAN/PP.10/043256/6

Ref: No:.....



Plot No. 9A & B

Shabaan Robert Street

P.O.Box 938

11410 - DAR ES SALAAM

5<sup>th</sup> October, 2020

Executive Director,  
China Africa Guodian Energy Technology Company Limited,  
P.O. Box 19080,  
**DAR ES SALAAM**

**RE: APPLICATION FOR CERTIFICATE OF INCENTIVES**

Please refer to your application letter dated 24<sup>th</sup> September, 2020 in regard to the above subject matter.

1. We acknowledge receipt of your application; however after a thorough scrutiny we have noticed that, the submitted evidence of land (Lease agreement) for the project is the same as the one used by another TIC registered project named Goldstard Company Limited.
2. Goldstard Company Limited submitted a lease agreement as evidence of land for the project during registration in June, 2017 (Mr. Ally Seif Hemed – **lessee** and Goldstard Trading Company Limited – **lessor**).
3. In this aspect the project cannot be registered to Tanzania Investment Centre until the proper evidence of land for your project is submitted.

We kindly notify you to rectify the same to enable us to proceed with your application as early as possible.

Yours sincerely,

Revocatus Rasheli

**For: EXECUTIVE DIRECTOR**

# LEASE AGREEMENT

This agreement is made on this 11<sup>th</sup> day of Feb 2017

## BETWEEN

**ALLY SEIF HEMED** (Hereinafter referred as to the “lessor”) of P.OBOX 97 KWAZOKA, CHALINZE, COAST

## AND

**M/S GOLDSTARD TRADING COMPANY LIMITED**, a Limited liability Company incorporated and existing under the Companies Ordinance (CAP.212) of the Law of the United Republic of Tanzania (Hereinafter referred to as **the “lessee”** of P.O. Box DAR-ES SALAAM

**WHEREAS** the lesser who is herein the owner of PLOT NO 192 with an area of 8000 SQUARE METERS located in KWAZOKA CHALINZE, COAST REGION.

**WHEREAS** the lessee is letting the business location (premises), AND whereas the lessee is leasing the premises and lesser has agreed to lease the same to lessee.

**IN CONSIDERATION** of the rent, hereinafter reserved and lessee’s covenants hereinafter contained or implies and to be performed and observed by the lessee, the LESSER DOES HEREBY DEMISE UNTO THE PROPERTY IDENTIFIED ON CHALINZE District COAST Region to hold the same unto the lessee **for a term of 5 years with the option to renew commencing on the February Day of 11<sup>TH</sup> 2017 at a monthly rate of TShs. 350,000 per month (Three Hundred and Fifty Thousand) Payable in a year lump sum.**

### THE LESSEE HEREBY COVENANT that

- 1) To pay during the said term the said reserved rent upon the end of every year starting from the signing date of this agreement.
- 2) To use and occupy the demised premises solidly and exclusively for Meat and Beef processing Factory business as per the regulations, rules, law and business licenses may permit.

- 3) To cover all bills arising from his/her desirable use.
- 4) To replace and make good all breakages, deficiencies and damage to the fittings and effects in the dwelling house and premises which may happen during the period of his tenancy.
- 5) That at the expiration of the said tenancy he shall deliver up to the Lesser possession of the demised premises with the whole of the said effects according to the said inventory in as sound, serviceable condition as they are at the commencement of this tenancy.
- 6) That the lessee shall not let out, lend or otherwise part with the possession of the said demised premises or remove from the demised premises any article of the said fittings or effects to any persons whatsoever without prior consent in writing of the Lesser nor shall allow the same to be attached by legal authority or under color of legal authority.
- 7) To do repairs and set fixtures to the premises as it may fit their line of business.
- 8) If any additional adjustments are required it shall be subject to consent in writing of the lesser, which consent shall not be unreasonably withheld, having been obtained be permitted to erect or install such alteration or improvement in additions to the premises as may be necessary and convenient to the use of the premises.
- 9) That the lessee shall keep the demised premises including all floors, walls, ceilings, windows, locks and all other fittings and fixtures therein or thereon well and in good and tenantable repair and conditions.
- 10) Not to do or suffer on the premises or any part of the building any act, matter or thing whatsoever which may be or tend to annoy, damage, and disturb the lesser or occupiers of neighboring premises.
- 11) To permit the lesser upon prior notice, to enter the premises to view the state and condition of the premises and upon the discovery of any defect, or need to repair, the lesser shall give to the lessee a notice in writing to repair.

**AND THE LESSER HEREBY IS COVENANT THAT**

- 1) The lessee paying the rent hereby reserved and performing and observing the several covenants and stipulates herein on his part contained shall peacefully hold and enjoy the premises during the term created without unlawful intervention by the Lesser or any person or persons rightfully claiming under or in trust of the Lesser.
- 2) To make sure that the payment and discharge of all rates, assessments, impositions, duties, charges and outgoing whatsoever save and except electricity charges, water rates, telephone

and telex charges which are now or may hereinafter become imposed or charged upon the premises or payable by the lesser or lessee in respect thereof.

- 3) To make sure all outstanding bills i.e. water, electricity, telephone and any other bills which may have raised prior the commencement of this agreement are cleared.
- 4) To repair and replace all damaged utilities and fixtures damaged by previous users prior the commencement of this agreement.

**IT IS HEREBY AGREED AND DECLARED BY BOTH PARTIES THAT:**

- 1) If the Lessee shall be desirous of taking up a new lease for the premises hereby leased after the expiration of this tenancy agreement, the lessee shall inform the Lesser at least 3 months prior to the expiration of the said agreement in writing and if there shall be no subsisting for any of the Lessees obligation under this present agreement then the Lesser may grant the Lessee new lease of the premises hereby leased for further term and a rent which shall be negotiable by both parties in respect of the term and conditions of the rent.
- 2) Each party wishing to terminate this agreement before the expiration of the leasing period shall do so by giving 3 months written notice to the other party.
- 3) Each party enters this agreement willingly in good state of mind and health, without any threat or influence.
- 4) This agreement shall be governed by and interpreted in accordance with the laws of The United Republic of Tanzania.
- 5) The premises (including the keys of the premises) shall be handed over immediately after the payments and signing of this agreement
- 6) **This agreement has 4 pages all carrying the same legal value;**

IN WITNESS WHEREOF the parties hereto have dully executed these present on the day and in the manner hereinafter appearing:

SIGNED and DELIVERED by the said  
ALLY SEIF HEMED who is known  
to me personally on this 02 day of 11 2017



Signature: Masha

Name: MADALA ERNEST MASHA

Po Box: P~~01~~ 35537 DSM

Title: ADVOCATE



SIGNED and DELIVERED by the said  
MO GHOFEN who is known  
to me personally on this FEB day of 11<sup>th</sup> 2017



Signature: Masha

Name: MADALA ERNEST MASHA

Po Box: P.O BOX 35537 DSM

Title: ADVOCATE





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THE UNITED REPUBLIC OF TANZANIA

# Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: 043256

## This is to certify that

GOLD STARD TRADING COMPANY LIMITED

of address P.O. BOX 19080

DAR ES SALAAM

has been granted a Certificate of Incentives to invest in a new, ~~rehabilitation / expansion~~ ~~or equity of the~~ enterprise known as

GOLD STARD TRADING COMPANY LIMITED

Which is located at PLOT NO. 192, KWAZOKA CHALINZE

COAST REGION

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

Executive Director

Tanzania Investment Centre  
P.O.Box 938, Dar es Salaam

Dated 1ST JUNE 2017

