

WORKSHOP LEASE AGREEMENT

This agreement is made on 27th. August, 2020 between WU ZHOU INVESTMENT CO., LTD of P.O. Box 77128, Dar es Salaam (Hereinafter called lessor) of the one part and KUU SHINE COMPANY LIMITED of Certificate of Incorporation Number 142783266 of the other part (Hereinafter called the lessee)

WHEREAS:

The LESSOR is the holder of Plot NO.27, Block C, Kisemvule, Mkuranga District, Pwani.

AND WHEREAS:

The LESSOR and the lessee are desirous of letting and occupying respectively, the LESSOR sublet 2500 sqm² within the above mentioned premises marked **WORKSHOP NO. 3** to the LESSEE to be used for light industry purpose only.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

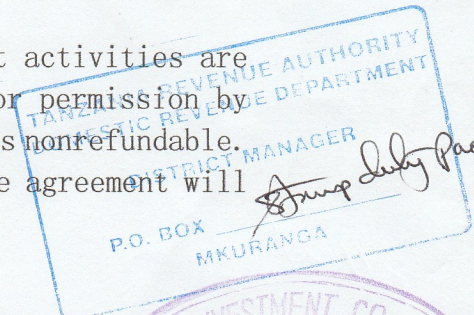
- The lease agreement is for period of five years starting from :01st. September, 2020 and ends on 31st. August, 2025.
- The rent is TSH:2, 950, 000 (Two million and nine hundred fifty thousand only) per month (VAT Inclusive) for first Two Years and increase to TSH 3, 540, 000 (Three million five hundred and forty thousand only) per month (VAT Inclusive) for last Three years.
- Tenant will maintain the Workshop in a good condition including its surrounding compound and all accessories therein, on vacate in case the contract cease to exist in whatever reason, the same must be returned in good and sound condition.
- The lessee shall pay all the electricity, water and other bill to the respective authorities to provide the service and the same are liable to such communication including complaints.
- That any repair, demolition or alteration or relevant activities are forbidden without prior communication, knowledge and or permission by landlord and in such costs will be incurred by tenant and is nonrefundable.
- That in case of arbitration or relevant incidence, the agreement will be made according to the prevailing laws of Tanzania.

SIGNED and DELIVERED by:

【LESSOR】 WU ZHOU INVESTMENT CO., LTD


On 27th day of August 2020


Signature/Stamp

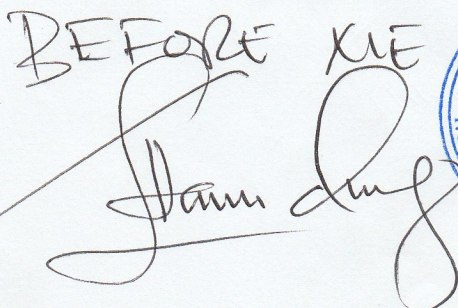


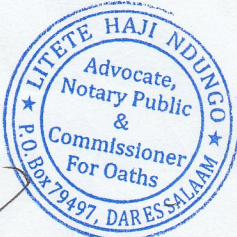
【LESSEE】 KUU SHINE COMPANY LIMITED

On 27 day of 08 2020


Signature/Stamp



BEFORE ME




Control No:

998410559365



TANZANIA REVENUE AUTHORITY

Commissioner for Domestic Revenue

TAX PAYMENT SLIP

Name of Account Holder(s): N/A
 Bank Account Number: N/A
 Name of Commercial Bank: N/A
 Mobile Phone: 0757767286

Please transfer from my/our account the amount of TZS 3,300,000.00

Amount in Words: Three Million Three Hundred Thousand Only

Value Date: 16/09/2020 00:00:00
 To: Commissioner for Domestic Revenue
 Tanzania Revenue Authority

NMB LTD
 Account Number: 10110000659

Details of Payment: 998410559365
 TIN: 142783266

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

KUU SHINE COMPANY LIMITED

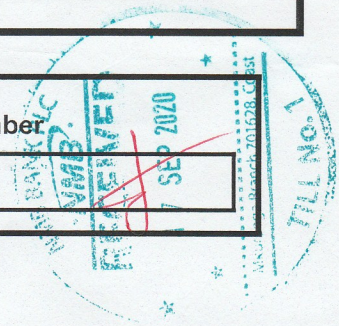
O11310101A3000000Y2020
 D11414102A300000Y2020

Signature Date...../...../20.....

Signature..... Date...../...../20.....

Bank use only
 Reference number

[Empty box for bank reference number]



Note to Commercial Bank:

Please capture the above information correctly.