

LEASE AGREEMENT

THIS LEASE AGREEMENT is entered this ^{4th} day of ^{Jan}....., 2021

BETWEEN

ALLY MUSA SWEYA of P. O. Box 8795, Dar es Salaam (hereinafter referred to as the "**LESSOR**") of one part

AND

JIAOYANG STEEL STRUCTURE COMPANY LTD of P.O. Box 132, Mlandizi, PWANI (hereinafter referred to as "**the LESSEE**") of the other part.

WHEREAS by virtue of this Lease Agreement between the LESSOR and LESSEE and which will come into operation on the Day of signing it, the Lessor leased the property described as Land titled No. 42579, located at Mlandizi, Kibaha District in Pwani Region to the LESSEE for the primary term of 3 years at a total rental fee of Tanzanian Shillings Thirty Million (TZS 30,000,000) of which Tanzanian Shillings Ten Million (TZS 10,000,000) will be paid yearly with exclusivity of Value Added Tax (VAT).

AND WHEREAS the LESSOR AND LESSEE are willing to sign this Lease Agreement with a view to purchasing the same property as soon as possible in terms and conditions agreed thereafter.

NOW therefore in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, both parties agree as follows:

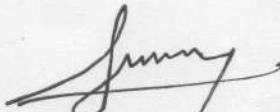
1. This Lease agreement shall be considered as part and parcel of the main idea of purchasing the titled land which will be used by the Lessee for the long term purpose of investment.
2. That this Lease Agreement will be discharge as soon as possible after the signing of the purported sale agreement
3. When the sale agreement is not signed within the time required the primary term of the Lease

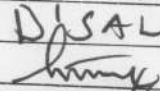
Agreement will last after 3 years from the first day of signing this agreement.

4. The Rental fee for the agreement shall be paid within 30 days from the date of the execution of this Agreement.

IN WITNESS WHEREOF the **LESSOR** and the **LESSEE** have hereunto set their respective hands to this indenture on the day, month and year hereunder written.

SIGNED and Delivered by **ALLY M. SWEYA**, who is known to me/identified to me by.....
this.....4th.....day of.....JANUARY.....2021


LESSOR

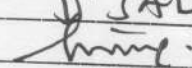
In the presence of
Name: KESSY NGAU
Address: BOX 21058
D'JALAM
Signature: 
Qualification ADVOCATE



SEALED with the COMMON SEAL OF
JIAOYANG STEEL STRUCTURE CO.LTD
Who is known /identified to me
this.....4th.....day of.....JANUARY.....2021

In the presence of its officer duly authorized.

1. Name: JUMA BAKARI ABDALLAH
Qualification/ Capacity: SECRETARY
Signature: Abdallah

Before Me
Name: KESSY NGAU
Address: BOX 21058
D'JALAM
Signature: 
Qualification ADVOCATE

