

S. T. ABRI LIMITED

REAL ESTATES, IMPORTERS AND DISTRIBUTORS OF TRUCK PARTS

P.O. BOX 41073 DAR ES SALAAM TANZANIA

TABATA MATUMBI INDUSTRIAL AREA, MANDELA RD PLOT No. 248/9

E-mail: stabri@hotmail.com TEL: 0754620313 / FAX: 022-2120421

TANZANIA INVESTMENT CENTRE
RECEIVED

05 FEB 2021

P. O. Box 938
DAR-ES-SALAAM

LEASE AGREEMENT

This agreement made this 1st day of January 2021 between S. T. Abri Ltd of P O Box 41073, Dar es Salaam, hereinafter called the landlord on one part and FUYU HARDWARE COMPANY LIMITED of P.O. Box 41073, TIN;148-422-710, (hereinafter called the tenant) of the other part.

Where as the landlord is the owner of property number 248/9 Mandela Road hereinafter referred to as the property and desires leasing the same to the tenant for a rent of TZS Three million only (3,000,000) only per month and the tenant is desirous of leasing the property.

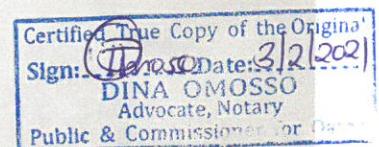
NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

1. The period of tenancy herein referred to as the contractual period shall be Five Years, but the tenant shall pay annually starting from 01st March 2021 to 28th February 2022
2. The tenant shall pay One year rent at beginning of this contract. The One years' rent that shall be payable is tzs 36,000,000/= (Thirty Six Million only)



S. T. ABRI LTD.

P. O. Box 41073
DAR-ES-SALAAM
MANDELA ROAD



THE LANDLORD HEREBY CONVENANTS WITH THE TENANT AS FOLLOWS:

- (a) Not to assign, carry out any major maintenance, sublet or part with any part of the premises without the written consent of the landlord.
- (b) To permit the landlord or his agent with or without workmen, at reasonable time of the day, after a reasonable notice to the tenant in that respect, enter upon the premises to examine and or execute major repairs to the property under the landlords' convenience in that behalf.
- (c) To maintain the premise in a clean condition.
- (d) To sign and acknowledge the number of keys or any other items supplied to the tenant at the commencement of the Tenancy Agreement.
- (e) Bills of electricity, telephone and any other consumable services on the premises will be paid by the tenant

TERMINATION OF CONTRACT

- (a) Automatically expire after the contractual period which is one year
- (b) By either party to this contract by giving three months notice in writing to the other party.

NAME OF TENANT : LAN HAOTIAN

SIGNATURE.....*lan*.....

NAME OF LANDLORD ; FAWAZ AYEDH SALMEN

SIGNATURE.....*Fawaz*.....

NAME OF WITNESSES ; ABUBAKAR .Y. MOHAMED

SIGNATURES*Abubakar*.....

Certified True Copy of the Original
Signed *Dina* Date: *3/2/2021*
DINA OMOSSO
Advocate, Notary
Public & Commissioner for Oaths



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