

THE REGISTRATION OF DOCUMENTS ACT

(CAP 117)

LEASE AGREEMENT

This lease agreement is made this **31st** day of **February**, 2025.

BETWEEN

YUHONG COMPANY LIMITED with Tax Identification Number 181-251-085, PWANI (hereinafter called the Landlord, which expression shall, if the context so admits) include its successor and assigns) on the one part.

AND

ZHONGTAN HONGYE IRON AND STEEL CO. LIMITED is a Limited company duly registered in the United Republic of Tanzania with its registration number of 183932810 of P.O. Box 9217, PWANI (hereinafter called the Tenant, which expression shall, if the context so admits includes its successors and assigns) on the other part.

WITNESSETH as follows;

A. In Consideration of rent and Tenant covenants hereinafter the Landlord hereby leases to the Tenant the **Plot No. 7 and 8 ZEGERENI INDUSTRIAL AREA STREET, VISIGA, KIBAHA, PWANI**, which is owned by the Landlord for the term, rent and conditions hereinafter set forth.

B. Subject to the terms and conditions contained in this lease agreement, this Lease agreement has a life span (hereinafter referred to as the said Lease term) of five (5) years after signing the agreement with the option on the Part of the Tenant to renew the same giving three month written notice to the Landlord before the expiry of this Lease.

C. The rent in respect of this lease shall be **TZS 4,000,000** (Tanzania shillings Four Millions) per month and withholding Tax shall apply to the above sum.

D. Modes of payment of this lease will be of **three months** commencing on the **1st MARCH, 2025**

1. THE TENANT HEREBY COVENANT WITH THE LANDLORD as follows that;

a) To pay during the said term to reserved rent punctually as herein provided.

- b) To be responsible for the security of the area and all the property thereon, whether rented to them or not.
- c) The tenant shall pay for the water, light, power, telephone and other utilities and services supplied to the premises and utilized by Tenant, together with any taxes thereon, upon same becoming due.
- d) At all times keep the rented area and every part thereof in tenable manner and in clean condition throughout the term hereby granted and without prejudice to the generality of the foregoing covenant to clean regularly every part of the demised premises.
- e) To be responsible for and to indemnify the Landlord against all damages occasioned to be demised premises or any thereof or to any part thereof or to any act, default or negligence of the tenant or the servants, agents or invites of the Tenant.
- f) Not to use, or permit the demised premises to be used for any purpose other than that of office and matters incidental thereto.
- g) Not to do or permit or suffer to be done in or upon the demised premises anything which may be or become a nuisance, annoyance, or cause damage or inconvenience to the Landlord or the general public, neighboring users and occupiers or whereby any insurance for the time being in force may be rendered void or voidable or whereby the rate of premium may be increased.
- h) To permit the Landlord and or his agents or contractors access and be entitled to enter the leased area at all reasonable times to inspect it for any reason or to carry out any work for which it may be reasonable or which is considered necessary for repair, alteration of or addition to the leased area.
- i) Not to carry out any offensive or illegal trade on the demised premises.
- j) Not to make any new construction, structural alterations, fixtures or partition in the said premises without first obtaining the Landlord's written permission.
- k) Not to pass or under let or part with possession of the demised premises or any part thereof without the written consent of the Landlord **PROVIDED THAT** such consent when sought shall not be unreasonably withheld and **PROVIDED FURTHER THAT** the use and occupation of the demised premises be employees and agents of the Tenant for the purposes of carrying on the Tenants business shall not be deemed to constitute subletting, assigning of, or parting with the demised premises.

IN WITNESS WHEREOF the Parties hereto have caused this Agreement to be executed by its duly authorized representatives as of the day and year first above written.

SIGNED and DELIVERED at Pwani
by the said YUHONG COMPANY LIMITED
this 1ST day of March, 2025



SIGNED and DELIVERED at Pwani
by the said ZHONGTAN HONGYE IRON
AND STEEL CO. LIMITED
this 1ST day of March, 2025



WITNESSED BY;

NAME: ROMANA GERVAIS
SIGNATURE: Rwai
ADDRESS: 1015 DEM
DESIGNATION: ADVOCATE



STAMP DUTY
Shs. 480,000/= collected
Receipt No. 9984215875 dated 01/03/2025
Rwai
Regional - Manager East Region