

THE LAND ACT (No. 4, 1999)

THE LAND REGISTRATION ACT
(CAP. 334)

LEASE AGREEMENT

BETWEEN



KHASIM JUMA HAJI,

a natural person and whose address is of P.O. Box 77065 Dar es Salaam
(hereinafter called "LESSOR") of the one part.

AND

CHENGZE GROUP CO. LIMITED,

a company and whose address is of P.O Box 40850 Dar es Salaam (hereinafter
called "LESSEE") of the other part;

WHEREAS IT IS MUTUALLY AGREED as follows:

LEASE

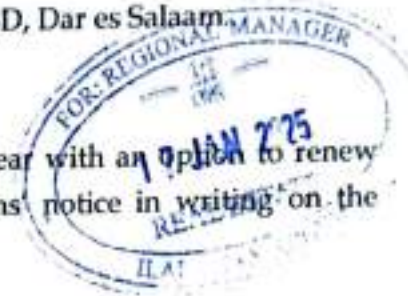
The premises is leased by the lessee from the lessor subject to the terms and conditions set out herein and, in any Annexure, hereto;

DEMISE

The demised premises to be demised under the lease comprise a lettable area of approximately 12.00m² on the 3rd floor office number 310, the building is located at Jamaat St/Mosque St, Mchafukoge Street, Ilala CBD, Dar es Salaam.

TERM

The demised premise is leased for a term of one year with an option to renew subject to the lessee giving the lessor three months notice in writing on the anniversary date and settlement of all dues.



COMMENCEMENT DATE

The lease period will start on 1st January 2025 and will expire on 31st December 2025.

RENT

The monthly rental excluding VAT payable by lessee to the lessor, shall be TZS 22,800 VAT exclusive per m² per month. The monthly service charge shall be TZS 6,840 VAT exclusive.

The rent shall be TZS 273,600 VAT exclusive, and monthly service charge shall be TZS 82,080 VAT exclusive.

The rent payment mode shall be payable monthly, the rent payable be due at the end of the month, and the bill of rent payable shall be settled at the end of the month when the rent payable become due.

A: THE LESSOR COVENANTS WITH THE LESSEE:

1. To allow the LESSEE quiet enjoyment of the premises during the LEASE period.
2. To ensure that the premises is fully serviced with amenities such as water and electricity.
3. To ensure of availability of the working internet infrastructure in the apartments, but Lessee shall be responsible to pay the internet usage fee on his/her own.
4. To ensure the premise has security mechanism and have security guards from reliable company and the Lessee shall be responsible to pay for the security company.



B: THE LESSEE COVENANTS WITH THE LESSOR:

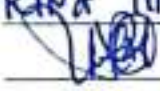
1. To keep the premises including fittings therein in a state of good conditions (fair wear and tear expected). The LESSEE further covenants to keep the demised premises in the best conditions which the demised premises qualify and shall not do any modification or maintenance without the notification of the LESSOR.
2. To pay all charges for electricity and other daily charges during the LEASE period.
3. To permit the LESSOR, or his AGENT at all reasonable times of the day to view the state and conditions of the premises. The LESSOR shall be entitled to give notice of not less than 48 hours to the lesser upon such entrance.
4. Not to transfer, mortgage, assign, sublet or part with the effective possession of the demised premises or any part thereof without the LESSOR's written consent.
5. Not use the demised premises or to allow the same to be used for any purpose other than office purposes.
6. To handover to the LESSOR the demised premises upon the expiration of the term hereby created in good and tenantable conditions.
7. To exercise the right of renewal of the LEASE AGREEMENT provided there is mutual agreement between the parties at the expiration of this LEASE AGREEMENT.

ATTESTATION

In WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the day hereinafter appearing.

Signed and delivered at Dar Es Salaam,
by the said KHASIM JUMA HAJI
in our presence this 1st day of January 2025.


} 
.....
LESSOR

Name: KING THOMAS MNDIOLA
Signature: 
Address: P.O BOX 70377 DAR ES SALAAM
Designation: ADVOCATE



Signed and delivered at Dar Es Salaam,
by the said CHENGZE GROUP CO. LIMITED
in our presence this 1st day of January 2025.

} 
.....


Name: KING THOMAS MNDIOLA
Signature: 
Address: PO BOX 70377 DAR ES SALAAM
Designation: ADVOCATE



TIN:
S/D: 32,832
WAT: 164,160
17/01/2025

STAMP DUTY

Shs: 32,832/..... Collect:
9984120079119
Receipt No:..... Date: 17/01/2025

.....
Manager - Hula Tax R.

*** START OF LEGAL RECEIPT ***



MILKWAY ATTORNEYS

KISUTU

DAR ES SALAAM

TEL: 0768450666

TIN: 163-604-485

VRN: NOT REGISTERED

SERIAL NUMBER: 1012123516

UIN: 09VFDVEBAP1-1013175871636044851012123516

TAX OFFICE ILALA

CUSTOMER NAME: CHENGZE GROUP LTD

CUSTOMER ID TYPE: TIN

CUSTOMER ID: 160872914

CUSTOMER MOBILE: 0714073738

RECEIPT NUMBER: 55

NO: 20250117

RECEIPT DATE: 17-01-2025 TIME: 14:59:43

QUANTIZATION	1*10,000.00	10,000.00 D
TOTAL EXCLUSIVE OF TAX		10,000.00
DISCOUNT		0.00
AK D - 0%		0.00
TOTAL TAX		0.00
TOTAL INCLUSIVE OF TAX		10,000.00

RECEIPT VERIFICATION CODE
2CE5A155



*** END OF LEGAL RECEIPT ***

Control No:

9984120079119



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: 0714073738

Please transfer from my/our account the amount of TZS 32,832.00

Amount in Words: Thirty Two Thousand Eight Hundred Thirty Two Only

Value Date: 18/01/2025 00:00:00
To: Commissioner for Domestic Revenue
Tanzania Revenue Authority
NMB LTD

Details of Payment: 9984120079119
TIN: 180872914

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

CHENGZE GROUP CO. LIMITED

D11414102A32832Y2025

PAID

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

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

Bank use only
Reference number

Note to Commercial Bank:

Please capture the above information correctly.