

LEASE AGREEMENT

This agreement is made on this²⁶ Day of^{May}.....2025.

BETWEEN

PARTY A: HONLE ELECTRIC EAST AFRICA LTD

Address: New Bagamoyo Road, Mbezi Beach, P.O Box 76350 Dar es Salaam Tanzania.
Email:honletz@126.com

AND

PARTY B: EEL CABLE EAST AFRICA LTD

Address: Dar es Salaam Tanzania
Email:eel_electric@163.com

WHEREAS, the PARTY A is the rightful owner of space (area) in PLOT NO. 318 and 317 BLOCK "A" CBD AT KIBAHATOWN COUNCIL at Pwani, Tanzania. (hereinafter called "**the owner**").

ANDWHEREAS, the PARTY B is desirous to lease space on the said plot above on the terms and conditions hereinafter.

WHEREBY the parties agree as follows:

- (a) That the PARTY A shall let 2000sqm and the PARTY B shall take on lease the demises premises from the Land Lord .
- (b) That the rent for the said office area (lease space) shall be USD 5000 per month (VAT Exclusive)for warehouse or factory using excluding office area.
- (c) That rent will be paid starting from the date of handover of the space, which will be start from **1st June,2026**.
- (d) That rent will be paid per quarter.

1. PARTY A'S RIGHTS AND OBLIGATIONS:

- a) That to provide necessary assistance to PARTY B during the all renting period.
- b) That shall makes sure and insist in writing the PARTY B followed up all laws and regulations of the Country in every area.
- c) That to construct the factory or warehouse and handover to Party B

2. PARTY B'S CONVENANTS:

- That to pay the rent hereby reserved on the days and in the manner and in the currency aforesaid.
- That not to make structural alterations in or additions to the demised premises without the PARTY A'S written consent provided that such consent shall not be unreasonably withheld.
- That not to do or permit to be done upon the demised premises or any party thereof anything, which may be or become a nuisance, annoyance, damage or inconvenience to the PARTY B, neighbours or occupiers of other property in the neighbourhood or in any way interfere with the quiet and comfort of the neighbours.



- That to comply with the City Council, Municipal Council and other health regulations and environmental relating to the demised premises and in particular Dar es Salaam city council.
- To permit PARTY A or his duly authorized representative or agent with or without workmen and others upon giving previous notice in writing at all reasonable times during the day time to enter upon and examine the conditions of the demised premises.
- That not to assign, sublet or part with possession of the demised premises or any part thereof without the previous consent in writing by the PARTY A: provided that possession and or occupation of the demised premises by any person by reason of such person being an employee of the PARTY B shall not be deemed to constitute an assignment or subletting thereof or parting therewith.
- That to keep, place or store dangerous or inflammable material, if any in the demised premises with care under the legally allowable control.
- That the PARTY B shall conduct legal business in the demised premises and shall follow the laws of the United Republic of Tanzania.

3. LIABILITY FOR BREACH OF CONTRACT AND SETTLEMENT OF DISPUTES.

- If PARTY B* fails to respect the terms and conditions provided in this contract, to follow the laws and regulations of the Country in any ways, as well as to carry out its responsibilities in the production process and is deemed to be in breach of contract, PARTY A shall have the right to terminate the validity of this contract in writing within a 30 days and No Compensation provided to the other party for economic losses; otherwise if PARTY A does not perform their duties stipulated in this contract in the production process, PARTY B has the right to terminate this contract in writing within 30 days and compensate the other party for economic losses. Serious violation of business ethics and laws, damage to interests of other party is also taken as breach of contract.
- If there are any unfinished matters and disputes in this contract, the two parties will negotiate in a friendly manner based on the principle of mutual understanding and mutual accommodation. If the two parties are unwilling to negotiate, mediation or negotiation, and mediation is not controversial, they shall apply for the arbitration of the contract arbitration institution. The notary office notarizes that the arbitration award is final and Conclusive and binding on both parties.

4. THE CONTRACT TAKES EFFECT AND OTHERS:

- This contract shall be signed and sealed by both PARTY A and PART B, and shall be effective after notarization by the notary office, and shall be implemented from the date of signing.
- This contract is made in two copies. Each party holds one copy, of the same effect.
- The final interpretation right of this contract is reserved by both parties.

IN WITNESS WHEREOF the parties hereto have set their respective signatures and company stamp.

PARTY A:

Signed: 冯俊峰

Name: FENG JUNFENG

Title: Director

Date: 2015. 05. 08



BEFORE ME

NAME: David Peter Kasanga

SIGNATURE: [Signature]

DATE: 8/5/2025

ADDRESS: 2271 DAR ES SALAAM



PARTY B:

Signed: 王斌

Name: WMVG BIN

Title: DIRECTOR

Date: 2025/05/08



SEAL

BEFORE ME

NAME: DAVID PETER KASANGA

SIGNATURE: [Signature]

DATE: 8/5/2025

ADDRESS: 2271 DAR ES SALAAM

