

LEASE AGREEMENT

This Lease Agreement is made and entered into this 1st day of July 2025, by and between:

Landlord:

Mr. Daniel Msofe
P.O. Box 1234, Dodoma, Tanzania

(hereinafter referred to as the "Landlord")

AND

Tenant:

UNIONITY COMPANY LIMITED
P.O. Box 1234, Dodoma, Tanzania
Email: unionitytanzania@outlook.com
Phone: 0756172788 / 0784499331

(hereinafter referred to as the "Tenant")

1. LEASED PREMISES

The Landlord hereby leases to the Tenant the property located at DODOMA, KITELELE , to be used strictly for the establishment of offices.

2. TERM OF LEASE

The lease shall be for a fixed term of ten (10) years, commencing on 1st July 2025 and expiring on 30th June 2035, unless earlier terminated in accordance with this Agreement.

3. RENT AND PAYMENT

The monthly rent shall be USD 500 (Five Hundred United States Dollars) only. Rent shall be paid on or before the 5th day of each month to the Landlord's designated account.

4. SECURITY DEPOSIT

The Tenant shall pay a security deposit of USD 1,500 upon signing this Agreement, refundable at the end of the lease term less any deductions for damages or unpaid dues.

5. USE OF PREMISES

The premises shall be used strictly for office operations and not for any other purpose without prior written consent from the Landlord.

6. MAINTENANCE AND UTILITIES

Tenant is responsible for internal maintenance; the Landlord for external and shared structures. Tenant shall pay for water, electricity, internet, and security.

7. ALTERATIONS

No alterations or improvements may be made without the Landlord's prior written consent.

8. TERMINATION

Either party may terminate the lease before its expiry by providing six (6) months' written notice. Early termination without cause forfeits the deposit unless waived.

9. RENEWAL

The Tenant has the first right of renewal, provided written notice is given six (6) months before the lease expires.

10. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of Tanzania.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

SIGNED by the LANDLORD:



Mr. Daniel Msofe

Date: **Date: 1/07/2025**

SIGNED by the TENANT:



For: **UNIONITY COMPANY LIMITED**

Name: **KAIQIN GUO**

Position: **DIRECTOR**

Date: **1/07/2025**

