

LEASE AGREEMENT

This agreement is made this.....1st..... day of.....June..... 2021

BETWEEN

MACHEMBA TANGIMU GOMANO of P.o.Box 3639, Mbeya Hereinafter referred to as the "**LANDLORD or LESSOR**") of the one part.

AND

VUNJO AFRO COMPANY LIMITED of P. O. BOX 96232, Dar Es Salaam (Hereinafter referred to as the "**LESSEE or TENANT**") of the second part.

WHEREAS THE LANDLORD is the legal owner of the land with **TITLE NUMBER 5445, PLOT NO. 122 BLOCK 'B'** located at **SAENI in KIBAHA Township**, obtaining Nine Thousand Four Hundred Eight Nine (9,489) Square meters. (Hereinafter referred to as the ("**PROPERTY**").

AND WHEREAS, the said **LESSOR** has willingly agreed to let the **LESSEE** to use the said property and the **LESSEE** as accepted the same.

1. NOW THEREFORE IT IS MUTUALLY AGREED AS FOLLOWS: -

- a) The Landlord shall grant the Tenant and the Tenant shall accept a lease of the said premises for a term of Three years (3) commencing on **1st June, 2021** and shall expire on **1st June, 2024**.
- b) The rent payable is **One Million Tanzanian Shilling** per month (**1,000,000/=Tshs**) which shall be **Twelve Million Tanzanian Shilling** per year (**12,000,000/=Tsh**).

- c) The payment of the rent shall be made upon the date of signing this Agreement and the Lessee shall be obliged to pay the Total amount of **Twelve Million Tanzanian Shilling (TZS 12,000,000/=)** for the period of one year.
- d) That the Lessee shall use the rented premises for the specified purposes only. That is, erecting a factory and other buildings necessary for the purposes of a factory operations.
- e) This agreement can be terminated before the expiry of the fixed period stated above by either party giving a one calendar month notice in writing or by paying one month rent in lieu of such notice.
- f) Should the tenant desire to renew the lease of the demised premises for a further term, shall give a one month written notice before the expiry of this contract and the rent to be agreed upon by both parties.

2. HERewith THE TENANT AGREES AS FOLLOWS: -

- a) To pay the rent on time and in the manner aforesaid in within 30 days of expiry.
- b) To pay all charges of power and other utility charges which may be incurred during the period of tenancy.
- c) To report immediately in writing to the Landlord for any new structural which wanted to be built and was not agreed in the contract.
- d) Not do to allow to be done any act or thing which may be illegal or cause, damages, annoyance and / or injury to the neighbours or other tenants and visitors.
- e) To maintaining and keeping in a proper state of repair the said Property, and all open areas of the said Property (hereinafter called "the property")

- f) To protect the environment and prevent erosion on the land, that is to say the Lessee shall always keep the demised premises in good condition and cleanliness shall be observed in the area surrounding areas of the premises.

3. HEREWITH THE LANDLORD AGREES AS FOLLOWS: -

- a) To pay land rates.
- b) The Lessor shall ensure that the construction of the factory is done in accordance with the approved plans elevations sections and specifications as amended and agreed to from time to time and to ensure that proper provision is made for the laying of drains for the discharge of rain and waste water and pipes cables and conduits for the supply of gas water or electricity and any apparatus necessary or convenient for such supply to the factory.
- c) If and whenever the rent or any part thereof shall be in thirty days whether legally demanded or not, or if the Tenant shall commit any breach of any of provisions herein contained, and then the landlord may re-enter the said premises and thereupon the Tenancy hereby created shall be terminated without prejudice or consequence to the Landlord.

IN WITNESS WHEREOF, both parties have duly executed this agreement in the manner and on the day of the year herein after appearing hereunder.

SIGNED and DELIVERED at Dar es Salaam
By the said MACHEMBA TANGIMU GOMANO
who is known to me personally/identified
to me by
this^{1st} day of June 2021.

M.T. GOMANO
LESSOR

BEFORE ME: -

NAME:

DENNIS MAGNUS MDOPE

SIGNATURE:

D. Mdope

POSTAL ADDRESS:

P.O. Box 32456, DSM

QUALIFICATION:

ADVOCATE



SIGNED and DELIVERED at Dar Es Salaam
By the said VUNJO AFRO COMPANY LIMITED

VUNJO AFRO COMPANY LIMITED
P.O. Box 96232
DAR ES SALAAM

this 1st day of June 2021

LESSEE

NAME:

XING CHENGLIN

SIGNATURE:

[Handwritten signature]

POSTAL ADDRESS:

P.O. Box 96232, DSM

QUALIFICATION:

DIRECTOR

NAME:

ATILYAN BAKARI MDOPE

SIGNATURE:

[Handwritten signature]

POSTAL ADDRESS:

P.O. Box 96232 DSM

QUALIFICATION:

DIRECTOR/SECRETARY

BEFORE ME: -

NAME:

DENNIS MAGNUS MDOPE

SIGNATURE:

D. Mdope

POSTAL ADDRESS:

P.O. Box 32456 DJM

QUALIFICATION:

ADVOCATE

