

Dated as of the 01 day of SEPTEMBER, 2021

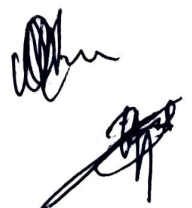
KHALFANI MASOUD

- a n d -

F.E.C. (EAST AFRICA) LIMITED

LEASE

in respect of property known as Plot No. 198, Msasani Bonde la Mpunga, Dar es Salaam and
Apartment 3a 3rd Floor on Plot 102 Migombani Street, Mikocheni Dar es Salaam

Two handwritten signatures in black ink, one above the other, located in the bottom right corner of the page.

THIS AGREEMENT is made as of the

01

day of

SEPTEMBER, 2021

BETWEEN:

- 1) **KHALFAN SAID MASOUD** P.O Box 9752 Dar es Salaam (hereinafter called "the Lessor" which expression shall where the context so admits include his personal representatives heirs and permitted assigns); and
- 2) **F.E.C (East Africa) Limited** a private company incorporated with limited liability in the United Republic of Tanzania and for the purposes hereof of Post Office Box Number 10848, Dar es Salaam (hereinafter called "the Lessee" which expression shall where the context so admits include his personal representatives heirs and permitted assigns)

WHEREAS:

- (A) The Lessor is the registered proprietor of Plot No. 198 Bonde la Mpunga Dar es Salaam and Apartment No 3A 3rd Floor, Plot No 102 Mgombani Street, Mikocheni Dar es Salaam hereinafter called "the Demised Premises")

NOW IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. RENT & TERM

In consideration of the rent reserved herein and of the Lessee's and Lessor's covenants and agreements contained herein the Lessor HEREBY LEASES to the Lessee the Demised Premises for a term of [Five] years from 1st September of 2021 at a monthly rent of Tanzanian Shillings One Million Two Hundred and Fifty Thousand (Tshs 2,250,000/=) such rent being paid annually in advance.

2. THE LESSEE HEREBY COVENANTS WITH THE LESSOR as follows:

- (a) To pay the rent in the manner set out in clause 1 herein.
- (b) To keep the Leased premises of the Demised Premises in good tenantable condition (fair wear and tear expected).
- (c) To permit the Lessor and his agents at all reasonable times of the day with or without workmen to enter upon the Demised Premises to view the condition and to execute repairs when necessary under the covenant in Clause 4 of this Lease provided that the Lessor shall give the Lessee adequate advance notice of his intention to do so.



To keep the surrounding of the demised premises in good order and condition.

Not to make any alteration or additions to the demised premises without the prior written consent of the Landlord.

To take all precautions of avoiding general loss or damage to the demised premises and.
Loss or injury to the occupants of the neighboring premises

Not to assign, sublet or part with the possession of the demised premises or any part without the prior written consent of the landlord.

Not to use or permit to be used the demised premises in a way which would create nuisance Or annoyance to the public, neighbors.

To permit the Landlord tat all reasonable times to enter upon the demised premises to view the condition and to execute repair where necessary under this agreement.

To yield up the demised premises at the termination of the tenancy in good tenantable. Repair and condition. One month's notice in advance shall be given either by the Tenant Or by the Landlord to terminate this agreement on its expiry.

4. The Landlord hereby covenants with the tenant

That the Tenant paying the rent here reserving and performing and observing the several covenants on his part herein contained shall peacefully hold and enjoy the demised premises during this tenancy without any interruptions from the Landlord or any person rightfully claiming under or in trust for him.

5. The Landlord and tenant hereby mutually agree and declare as follows:




- a. The Landlord shall not be responsible for taking out insurance of the demised premises or any other portion of the building in which the demised premises is situated against fire or any other hazards or rights.
- b. If the rent hereby reserved or any part thereof shall be unpaid for 15 days after becoming payable (whether demanded or not) or if any covenant on the Tenant's part herein contained shall not be performed or observed, then in any of the said cases, it shall be lawful for the landlord at any time thereafter to re-enter upon the demised premises or any part thereof in the name of the whole and then this agreement shall absolutely determine but without prejudice to any right or action of the landlord in respect of any breach of the Tenant's covenants herein contained.
- c. Any notice under this Agreement shall be in writing. Notice to the Tenant shall be deemed to be sufficiently served if left addressed to him on the demised premises or sent to him through his postal address by Registered Post and notice to the landlord shall be deemed to be sufficiently served if addressed to him and posted by Registered Post at the address herein before stated or any other address used by the Landlord in future and notified to the Tenants in writing.
- d. Either the Landlord or the Tenant has the right to give one month's notice to terminate this Lease Agreement and vacate the said premises.


It is further hereby agreed that this tenancy agreement covers the period of FIVE YEARS. However, the Landlord shall have the right to renew this agreement after it's expiring.



In witness where of the parties here to have set their hands on the day mentioned against their respective names.

Signed and delivered by:

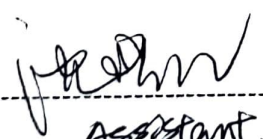
The Landlord KHALFAN MASOUD  _____


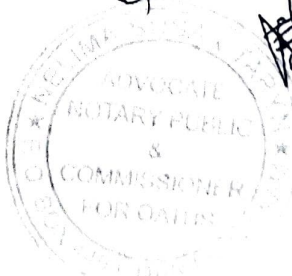
The Tenant Xing-Xurui  _____
0163008888

In the presence of:

Name: MASOUD A. MASOUD
Address: MSASANI
Occupation: Business Man

W/ tax = USD 840
Interest = USD 44.49
Stamp = USD 89
Penalty = USD 89
06/10/2017

Name:  _____
Address: Assistant _____
Occupation: _____

Before Me 

09/2017
1052.49 x 2 = 2104.98
