

DATED 07th DAY OF June 2021
THE LAND ACT 1999

LEASE AGREEMENT

BETWEEN

YIBAO Group (T) LIMITED

P O BOX 105333

DAR ES SALAAM

AND

SEEBEST LED COMPANY LIMITED

P O BOX 3496



LEASE AGREEMENT

(Made under land Act No.4 of 1999)

THIS LEASE AGREEMENT is made this 07th day of June 2021

BETWEEN

YIBAO Group (T) LIMITED A company dully registered under the company Act (Cap 212. R.E 2002) of Box 105333 DAR ES SALAAM, (herein after as 'LANDLORD') which expression where the context so admits shall include her successor or assignees of the other part.

AND

SEEBEST LED COMPANY LIMITED A company duly registered under the company Act (Cap 212. R.E. 2002) of P O Box 3496 DAR ES SALAAM, (herein after referred as 'TENANT') which expression where the contextso admits shall include her successor or assignees) of the other part.

- A. WHEREAS THE landlord is the lawful owner of the compound which comprised house NO. SG/MB/214 located at Migombani street, Tabata Segerea, Ilala area within the city of DAR ES SALAAM
- B. WHEREAS the tenant is desirous and willing to rent the said part of the premises subject the term and conditions hereinafter set forth.

NOW THEREFORE, THIS DEED WITNESS AS FOLLOWS.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS



1. The landlord hereby demises unto THE TENANT all that demised property together with the right of access to hold into the tenent for a term of FIVE YEAR it is commencing on the 07th day of June, 2021 to 30th day of May, 2025 at a monthly rent of 700,000 (SEVEN HUNDRED THOUSAND SHILLING)
2. The TENANT can build on the premised and make necessary alternations in additions to the aemisea premises, as agreed by the parties in the lease, Moreover, the TENANT shall have right during the term of these leases, to affix outside office, house, godown etc. Any fixtures, additions or structure so placed shall be and remain the property of the TENANT within the life time of tenancy
3. On the expiration of the lease term. If the tenant will not renew a new lease, the tenant can demised property of his owner, such as godown, equipment, A/C, furniture etc.

4. Allow to assign sublet or part with possession of the demised property hereby demised the consent and permission of the landlord during the lease term.
5. This agreement is for Residential, Godown SMALL rectory activities purposes only, save that any other similar activities consent in writing shall be sought from the landlord and relevant authorities.
6. The landlord hereby agrees that the tenant can change the terms of determined for any reasons under the any instance including sale of the demised property to the third party.
7. This lease agreement shall be governed and construed in accordance with the laws of United Republic of Tanzania.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year and in the manner herein after;

SIGNED AND DELIVEED at DAR ES SALAAM by YIBAO Group (T) LIMITED (LANDLORD)

Who is identified to me by _____

Being known to me personally in my presence this day

of 06-07-2021

WITNESSED BY:

Signature [Signature]

Postal Address 105246

Qualification ADVOCATE



SIGNED AND DELIVEED at DAR ES SALAAM by SEEBEST LED COMPANY LIMITED (TENANT)

Who is identified to me by _____

Being known to me personally in my presence this day

of _____

WITNESSED BY:

Signature [Signature]

Postal Address 105246

Qualification ADVOCATE



NO: 141-650-388
 monthly rent: 700,000
 sh/s: 84,000
 kWh: 840,000 (one year 2021)
924,000
 R.06.2021.

done by Joseph [Signature]

STAMP DUTY

Shs: 84,000 Collected

Receipt No: 998413610913 Date: 30/7/2021

[Signature]

Regional Manager - Ijala Tax Region