

## LEASE AGREEMENT

This Lease agreement is made on the 15<sup>th</sup> day of July 2022

Between

**Sino Tan Kibaha Industrial Park Limited**, of P.O BOX 10848 Dar Es Salaam, (hereinafter referred to as “the Lessor”) of the one part,

AND

**Fujian Hexingwang Industry Tanzania Company Limited**, of P.O. BOX 63069, Mkuranga, Coast Region. (hereinafter referred to as “the lessee”) of the other part.

### WHEREAS

- a. The Lessor is the lawful owner of Industrial Park situated Plot No 1 Block B Kwala Street, Kwala Ward, Kibaha District in Coast region (hereinafter referred to as “the demised premises”);
- b. The Lessee is willing to take part of the demised size of 5 acres within the premises; the lease rent mentioned hereinabove and on the terms and conditions hereinafter mentioned.

### NOW THIS LEASE AGREEMENT WITNESSETH as follows:

- 1) The Lessor hereby demises into the Lessee part of the demised premise sized 5 acres for a period of 3 Years (36) months beginning from 15<sup>th</sup> July 2022 and ending on 14<sup>th</sup> July 2025 at the rent of **USD 10117** per year payable as follows:
  - a) The payment shall be for 12 months’ rent payable within seven (7) days prior to the date of commencement of this agreement.
- 2) This Lease Agreement may be subject to renewal after the expiry of the term herein reserved upon one (1) months’ notice being issued by the party intending to renew and if the other part agrees on it.

### CESSATION OF THE AGREEMENT

- 1) At the end of this period, the lessee shall vacate the property and surrender vacant possession of the property to the Lessor as it was given, in a boom clean condition. However, all immovable fixtures of a permanent nature, whose removal may cause damage to the environment, shall devolve to the Lessor on upon lapse of this agreement,
- 2) Either party can terminate this agreement by giving one (01) months written notice.

**DISPUTE-SETTLEMENT CLAUSE**

Any dispute arising from or in connection with this Agreement shall be settled amicably between the parties therein, failing which the matter will be referred to a competent court with jurisdiction for litigation.

**TERMINATION**

- (a) The Lessor shall be entitled to terminate this agreement by giving a one (01) month notice in writing to Lessee, if the latter is incapable of meeting her covenants;
- (b) Likewise the Lessee may terminate this agreement by giving a one (01) month notice in writing to the Lessor, should the latter be incapable of meeting any of her covenants.

**APPLICABLE LAW**

This Agreement is governed by the laws of the United Republic of Tanzania.

**This Agreement has been entered in on the date started at the beginning of its 15<sup>th</sup> day of 2022.**

JULY

**The Lessor:**

Signature: .....



Name: Sino Tan Kibaha Industrial Park Limited

Date: 15/07/2022

**The lessee:**

Signature: .....



Name: Fujian Hexingwang Industry Tanzania Company Limited

Date: 15/07/2022

**The Witness:**

Name: Edrick Luimuka

Signature: .....

Position; Advocate



Date: 15/07/2022