

LEASE AGREEMENT

This agreement is made this ^{9th} day of AUGUST 2021

BETWEEN

BACKBONE TANZANIA COMPANY LIMITED of P.O. Box 38675 Dar Es Salaam
(Hereinafter referred to as the "LESSOR") of the one part.

AND

THANKS FOOD OIL COMPANY LIMITED of P. O. BOX 38675 Dar Es Salaam
(Hereinafter referred to as the "LESSEE") of the other part.

WHEREAS, THE LANDLORD is the legal owner through a derivative right of occupancy of all that piece of land located at **PLOT NO. 79, BLOCK A, MISUGUSUGU AREA, KIBAHIA DISTRICT, COASTAL REGION** (Hereinafter referred to as the "DEMISED PROPERTY")

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

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

- a) The Lessor shall grant the Lessee and the lessee shall accept a lease of the said premises for a term of three years commencing on 09th day of August 2021 and shall end on 08th day of August 2024.
- b) That the rent payable is T.shs 1 200,000/= (One Million and Two Hundred Thousand Shillings Only).
- c) That this agreement can be terminated before the expiry of the fixed period stated above by either party by giving a three calendar month notice in writing or by paying three month rent in lieu of such notice.
- d) That Should both the lessor and the lessee desire to renew the lease of the demised premises for a further term, and then the lessor or lessee shall give a

three 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.
- b) To pay all charges of power and other utility charges which may be incurred during the period of tenancy
- c) At all times to keep the frame premises including electrical parts, fittings, paints work, fixtures, doors, windows, electrical wires and all other conveniences belonging thereto in good working condition throughout the said term and to replace any of the above mentioned items should they become beyond repair due to negligence/ carelessness of the Tenant.
- d) Not to make any structural alterations to the frame or shop without first obtaining a written consent from the Landlord.
- e) To report immediately in writing to the Landlord any structural defect or other problem which may develop on/in the frame or shop.
- f) That to do to allow to be done on the frame/shops/office any act or thing which may be illegal or cause, damages, annoyance and / or injury to the neighbours or other tenants and visitors,

3. HERewith THE LANDLORD AGREES AS FOLLOWS:-

- a) To pay land rent.
- b) If and whenever the rent or any part thereof shall be in thirty days whether legally demanded or not, of 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.

SEALED with the COMMON SEAL of the Said **BACKBONE TANZANIA COMPANY LIMITED** And DELIVERED at Dar Es Salaam

In our presence

This 07th day of August 2022 2021



NAME: MING ZHUANG
SIGNATURE: [Signature]
ADDRESS: P.O. Box 38675, DAR Es Salaam
DESIGNATION: Director

NAME: YAN HE WANG
SIGNATURE: [Signature]
ADDRESS: P.O. Box 38675, DAR Es Salaam
DESIGNATION: Secretary

BEFORE ME:-

NAME: DENNIS M. ADOPE
SIGNATURE: [Signature]
ADDRESS: P.O. Box 32456, DSA
QUALIFICATION: ADVOCATE



SEALED with the COMMON SEAL of the Said **THANKS FOOD OIL COMPANY LIMITED** And DELIVERED at Dar Es Salaam

In our presence

This 07th day of August 2022 2021



NAME: XU YAN HUA
SIGNATURE: [Signature]
ADDRESS: P.O. Box 38675, DAR
DESIGNATION: Director

NAME: LI JUN
SIGNATURE: [Signature]
ADDRESS: P.O. Box 38675, DAR
DESIGNATION: Director

BEFORE ME:-

NAME: DENNIS M. MUDPE
SIGNATURE: *[Handwritten Signature]*
ADDRESS: P.O. Box 32456, DSM
QUALIFICATION: ADVOCATE

