LEASE AGREEMENT

This **Lease Agreement** is made on this.....02..... day of.....04..... 2022

BETWEEN:

PEARL RESIDENCY T LIMITED of P.O. Box 2562, Dar-es-Salaam (hereinafter referred to as the "Lessor") which expression shall, where the context so admits, include its successors, and assigns in title of the one part.

AND

KUAI BAO INTERNATIONAL LIMITED of P.O. Box ....., Dar Es Salaam, Tanzania (hereinafter referred to as the "Lessee") which expression shall where the context so admits include his successors and assigns in title of the other part.

WHEREAS The Lessor is the beneficial owner of all the properties of situated plot no 25 Tom Estate Kurasini, Temeke area Dar es Salaam, and is desirous to continue with the lease agreement for the Godowns to the lessee from the 1st Day of April, 2022 to the 31st March, 2027 at the monthly rent of tshs 1,200,000/- PLUS 18% VAT.

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows:

1. COMMENCEMENT AND DURATION OF THIS AGREEMENT

This Agreement shall be for a period of FIVE (5) years with effect from 1st April, 2022 (date of commencement) and shall end on the 31st March, 2027 (date of termination) subject to renewal based on the conditions prescribed in this Agreement but otherwise upon the sole discretion of the Lessor.

2. DATE OF POSSESSION

The date of commencement for purpose of this Agreement shall be considered as the effective date of possession of Demised Premises by the Lessee from the Lessor.

3. RENT PAYABLE

3.1 The rental charges will accrue from the date of commencement of the Lease Agreement. Payable every six months.

3.2 It is hereby agreed that the Lessee shall pay rent on six monthly basis.

3.3 The Lessee shall pay in addition to the rent the utility charges, such as electrical bills, garbage collection charges and all other levies and statutory imposition whatsoever which are now or shall

VAT: 1,200,000 x 12 x 10% = 1,440,000/=
S/Duty: 1,200,000 x 12 x 1% = 144,000/=
1,584,000/=

SIGNED & SEALED with the Common Seal of the said

PEARL RESIDENCY T LIMITED
and **DELIVERED** in our presence
This _____day of _____, 2022

Name Mufuru Zenul
Designation: _____

LESSOR

PEARL RESIDENCY (T) LIMITED
P. O. Box 2562
DAR ES SALAAM
TANZANIA

SIGNED &DELIVERED By the said
KUAI BAO INTERNATIONAL INVESTMENT LIMITED
who is known to me
personally/identified to me by

The later being known to me in my presence
This _____ day of _____, 2022

LESSEE

Name: DUHAI LIANG
Designation: _____

STAMP DUTY
TSHs 1449,000/= Collected
Receipt No. 99854166 9256 Date 13/04/2022
Regional Manager - Temeke

Witness:

Name: Ezekiel J. Mayunga

Signature: _____

EZEKIEL J. MAYUNGA
ADVOCATE, NOTARY PUBLIC &
COMMISSIONER FOR OATHS
P. O. BOX 20453, DAR ES SALAAM

01/04/2022