

LEASE AGREEMENT

1. THIS AGREEMENT made this ----- day of 15/08 2022 between ALEX MANGOWI of P.O. Box _____ DAR ES SALAAM, Tanzania (hereinafter referred to as "the Lessor") of the one part and SU DA TRANSPORT LIMITED of P.O. Box 33899 DAR ESSALAAM , Tanzania (hereinafter referred to as "the Lessee") of the other part.

2. WHEREAS the Lessor is the owner of property at PLOT NO. 490 BLOCK "D" situated at RWEHABURA STREET, MIKOCHE NI WARD, KINONDONI DISTRICT, DAR ES SALAAM, and is desirous of leasing property (hereinafter referred to as the "Demised Premises") to the Lessee for a consideration of TSHS 300,000 (TSHS THREE HUNDRED THOUSAND ONLY) per month and,

3. WHEREAS the Lessee is desirous of taking in lease the abovementioned Demised Premises for the same consideration and upon the conditions and the terms hereinafter appearing.

4. NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

4.1 The period of tenancy herein referred as the "Contractual Period" shall be for three (3) years starting from the FIFTEENTH day of AUGUST 2022 to the FOURTEENTH day of AUGUST 2025 with an option for renewal following three months prior to the expiry date.

4.2 The monthly rent shall be TSHS 300,000 (SHILLINGS THREE HUNDRED THOUSAND ONLY) payable six months in advance at the beginning and middle of each contractual year and the receipt of the first such payment shall be signified by signing of the agreement.

5.0 THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS

5.1 Not to assign, sublet or part with the possession of the premises or any part thereof without the written consent of the Lessor.

5.2 Not to prevent the Lessor and/or his agent with or without workmen, at reasonable time of the day, after reasonable notice to the Lessee in that respect, to enter upon the premises to examine and/or execute major repairs to the said premises under the Lessor's covenants in that behalf.

5.3 To use the premises for ESTABLISHING OFFICES FOR CONDUCTING ACTIVITIES RELATED TO CARGO TRANSPORTATION and any other transport-related activities as well as any lawful business purposes

5.4 To keep the premises and fixtures in good state of repair

Certified True Copy of the Original
Sign: [Signature] Date: 26/08/2022
MAGRETH JOSEPH
Advocate, Notary
Public & Commissioner for



5.5 Not to make any alterations or additions to the premises without the written consent of the Lessor

5.6 Unless the lease is renewed, within three months prior to the expiry of the contractual period, to surrender vacant possession of the premises to the Lessor

5.7 Either party may terminate the lease by giving the other party three months notice in writing of the desire to do so, any time from 12 months after this lease has become effective, on FIFTEENTH day of AUGUST 2022.

6. DISPUTE RESOLUTION

All the disputes arising out of the terms of this agreement shall be settled through negotiations or arbitration.

IN WITNESS WHEREOF; the parties hereto have set their respective hands on the day and the year in the manner herein below appearing:

SIGNED at Dares Salaam by the said ALEX MANGOWI

who is known to me personally/identified to me by

Alex Mangowi the latter being known to me personally in my presence

this 26th day of August 2022.

Alex Mangowi
LESSOR

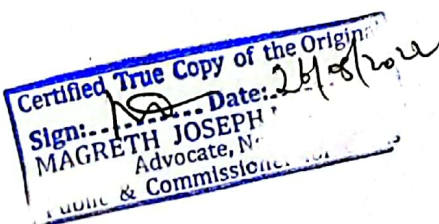
BEFORE ME:

NAME Amos G. Gondo

SIGNATURE [Signature]

POSTAL ADDRESS 2889 Usu

QUALIFICATIONS Advocate



SEALED at Dares Salaam with the Common Seal
of the said SU DA TRANSPORT LIMITED
in our presence this 15 day of 08 2022.

RUBBER STAMP/SEAL

NAME: AIMIAO CHEN

SIGNATURE: 陈蒙苗

POSTAL ADDRESS: DAR-BS-SALAAM

QUALIFICATIONS: DIRECTOR

NAME: BINSHUN AI

SIGNATURE: [Signature]

POSTAL ADDRESS: DAR-BS-SALAAM

QUALIFICATIONS: DIRECTOR

Drawn by:
Amiao Chen
Director
Su Da Transport Limited
P.O. Box 33899
Dar esSalaam

Certified True Copy of the Origin
Sign: [Signature] Date: 26/08/2022
MAGRETH JOSEPH
Advocate, Notary
Public & Commissioner for