

LEASE AGREEMENT

This Lease Agreement ("Lease") is entered by and between Ramanlal Motibhai Patel ("Landlord") and Hanwen Trade Company Limited ("Tenant") on 15th June, 2021 Landlord and Tenant may collectively be referred to as the "Parties."

The Parties agree as follows:

PREMISES: Landlord hereby leases the the land for office use located at: Plot No. 936 Mbezi Beach, Kawe, Dar es salaam. (the "Premises") to Tenant.

LEASE TERM: The lease will be valid for the term of Five years (05) from 01st July, 2021 to 30th June, 2026.

LEASE PAYMENTS: Tenant agrees to pay to Landlord as rent for the Premises the amount of (Tshs 800,000/=) Eight Hundred Thousand Tanzanian Shillings Only ("Rent") and shall be paid yearly to the tune of (Tshs; 9,600,000/=) Nine Million Six Hundred Thousand Tanzanian Shillings Only. But for the year 2021 payment shall be done only for six months which in total is Four Million Eight Hundred Thousand Tanzanian Shillings. (Tshs; 4,800,000/=). **All Taxes shall be paid by the Tenant.**

DEFAULTS: If Tenant fails to perform or fulfill any obligation under this Lease, Tenant shall be in default of this Lease. Tenant shall have seven (7) days from the date of notice of default by Landlord to cure the default. In the event Tenant does not cure a default, Landlord may at Landlord's option (a) cure such default and the cost of such action may be added to Tenant's financial obligations under this lease.

If Landlord fails to provide the area to the Tenant, then the Landlord shall be obliged to return the full rent to the Tenant.

POSSESSION AND SURRENDER OF PREMISES: Tenant shall be entitled to possession of the Premises on the first day of the Lease Term. At the expiration of the Lease, Tenant shall peaceably surrender the Premises to Landlord or Landlord's agent in good condition, as it was at the commencement of the Lease, reasonable wear and tear excepted.

USE OF PREMISES: Tenant shall only use the Premises exclusively for the Yard services.

ASSIGNMENT AND SUBLEASE: Tenant shall not assign or sublease any interest in this Lease without prior written consent of the Landlord.

DANGEROUS MATERIALS: Tenant shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive nature that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous.



ALTERATIONS AND IMPROVEMENTS: Tenant agrees to make some improvements or alterations to the land for the purpose of yard usage

If any alterations, improvements or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of Landlord and shall remain at the expiration of the Lease, unless otherwise agreed in writing.

MAINTENANCE AND REPAIR: Tenant will, at Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof.

SECURITY AND RESPONSIBILITY FOR LOSS: Tenant understands that Landlord does not provide any security alarm system or other security for the Premises. Tenant's vehicle or other possessions will occupy the parking space entirely at the risk of the Tenant. Tenant releases Landlord from any loss, damage, claim or injury resulting from any casualty.

BINDING EFFECT: The covenants and conditions contained in the Lease shall apply to and bind the parties and the heirs, legal representatives, successors and permitted assigns of the parties.

GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of United Republic of Tanzania.

ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the Parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Landlord and Tenant.

CUMULATIVE RIGHTS: Landlord's and Tenant's rights under this Lease are cumulative and shall not be construed as exclusive of each other unless otherwise required by law.

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Landlord does not waive Landlord's right to enforce any provisions of this Lease.



IN WITNESS WHEREOF the parties hereto have executed these presents in the manner and on the date and year hereinafter appearing.

SIGNED and DELIVERED by the said who is **RAMANLAL MOTIBHAI PATEL** known to me personally in my presence this 15th day of June 2021

Kelato
.....
LESSOR

SIGNED and DELIVERED by the said **Hanwen Trade Company Limited** Who is Known to me personally in My presence this 15th day of June 2021

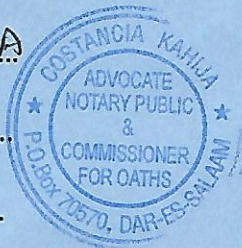
Hanwen Trade Company Limited
.....
LESSEE

ADVOCATE;

NAME; *COSTANCIA KAHJA*

DATE; *15TH JUNE, 2021*

SIGNATURE; *[Signature]*



SA copy 500/-

