

LEASE AGREEMENT DATE AND PARTIES

This lease is made on this 28th day of February 2023, between **HAROUB RASHID** of P.O.BOX 3954, Dar es Salaam, hereinafter referred to as **"The Lessor"** which expression shall include his successors and assignees, (on one part) and **YAN LIN LOGISTICS TANZANIA LIMITED** of P.O.BOX 80502, Dar Es Salaam, a limited liability company incorporated in Tanzania, herein after referred to as **"The Lessee"**

Part 1:

Introduction

DEFINITIONS

In this lease the following terms shall have the following meaning;

Commencement Date: This 15th March,2023

Permitted Use: Means the use of the property as office premises and storage facility for assembling and Programming generators.

Property: Means building situated at Msasani Guba Road, House number 103 .

Property Taxes: Includes all rates, taxes, assessments, duties, charges and outgoings now or at any time payable in respect of the property except an tax assessor on the lessor or any superior landlord in respect of its ownership of rental from dealing with his intends the property.

Rent: Means the monthly rent of Tzs 2,000,000 (Tanzanians shillings two millions only) per month payable once a year.

Payments Dates: Mid after the date of signing this contract or at the end of contract Lessee should complete the payment.

Review Date: Means after 5 years of expiry of the contract

Rights: Means the rights described in this lease.

Service Channel: Means all facilities for the supply of drainage, water, gas, electricity, telecommunications and other services including cisterns, ewers, pipes, drains, wires, cables, dusts and aerials.

Clause and Schedules: Means respectively clause or schedules in this lease unless the content shows a contrary meaning.

Signed by owner/Lessor: Hassan

Signed, sealed with the common seal of YAN LIN LOGISTICS TANZANIA LIMITED (LESSEES) at

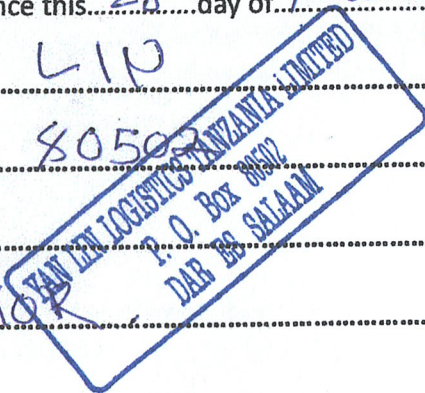
Dar es salaam and in our presence this 28 day of February 2023

Name: FENG LIN

Address: P.O. Box 80502

Signature: Feng

Designation: DIRECTOR



Witnessed by

Name: Pendo Charles

Address: 14726 Dar es salaam

Signature: @

Designation: Advocate

