

TENANCY AGREEMENT

This agreement has made this 16th June.2023

BETWEEN

SHIN Up(T)L.T.D of P.O.box 71224,Dar es Salaam, Tanzania(Here in after referred to as"LAND LORD")of the first part.

AND

KAI SONG INTERNATIONAL L.T.D of P.o.box17802,Dar es Salaam,Tanzania(Here in after referred to as"TENANT")of the first part.

WHERE AS the Landlord, as owner of area at **ZEGEREN PLOT No.159 KIBAHA** (Hereinafter called the property) and is desirous to leasing the property for Business purpose(To build a factory/).

AND WHEREAS tenant is desirous of taking and occupy the property on lease basis of the property referred to hereinabove, at monthly rent of Tss.300,000/= (Tanzanian Shillings Three Hundred Thousand only) subject to conditions hereinafter appearing,

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The land Lord shall let the Tenant and Tenant shall occupy the above mentioned property for a term of one wear effective from 01/07/2023 to 31/07/2028.
2. **TENANTS OBLIGATION:**
The tenant hereby covenants with the Landlord as set of-out herein:
 - a) Rental shall Tss. 300,000/=(Tanzanian Shillings Three Hundred Thousand only)per month and for the year is Tss.3,600,000/=(Three Millonsk .funded Thousandonty)
 - b) The lease is for term of five year from 01/07/2023to 31/07/ 2028and should be handed to the land lord in the condition as it were found when entering
 - c) Not to use the leased property for other than business purpose

Gerald S. Mwakali
Box 35565
Wakili



(Handwritten marks)

- d) To allow the landlord or his dully authorized representatives at all reasonable time to enter the leased property and inspect
- e) At all times to keep the leased property and adjacent environment neat and clean to the satisfaction of the Landlord
- f) Not to sublet the leased property or any party thereof without that written consent of the Land Lord first had and obtained provided the occupation of the leased property by the employee or person in the service of the tenant whether or not such person pays any rent to the Tenant shall not constitute a breach of this covenant
- g) On determination of the tenancy to deliver up the leased property on a good condition.
- h) The lessee should provide his own security

3. THE LANDLORD HEREBY AGREES WITH THE TENANT AS FOLLOWS

- a) To pay all existing and future land rent, taxes and outgoing that may be imposed upon the leased property
 - b) At all times to keep the leased property in good condition
 - c) To allow the tenant , so long as the rent here to reserved and condition here in contained on the part of tenant are full paid and performed, peacefully and quite to hold, possess and occupy the leased property without any interruption from the landlord or any person lawfully claiming under or in trust for him -
4. Tis agreement may be renewed by agreement of both two parties each year for 10 years (ten years)
5. This Agreement is governed by Tanzania Laws

IN WITNESS WHEREOF the parties hereto have dully signed executed these presents in the manner and on the day hereinafter appearing.



REF.
DL
JL

SIGNED and DELIVERED by said

SHINUp(T) L.T.D who is known

To me zhang zhi xin

张智新

LANDLORD

Personally in my presence. This 6th

June, 2023

Signature: _____

[Handwritten Signature]

Postal Address: _____

4096 D'salaan

Qualification: _____

Advocate



SIGNED and DELIVERED by said

KAI SONG INTERNATIONAL L.T.D

who is known

To me chen chao ming

陈超明

TENANT

The latter being known to me

Personally in my presence. This 6th

June, 2023.

Signature: _____

[Handwritten Signature]

Postal Address: _____

4096 D'salaan

Qualification: _____

Advocate



Gerald S. Mucaga
Box 35965 Dar es Salaam
Wakili

