

LEASE AGREEMENT

This is a Lease Agreement (the "Agreement") effective 01st day of April 2023.

BETWEEN: **WAADILIFU INVESTMENT COMPANY LTD** a limited liability company incorporated and existing under the laws of the United Republic of Tanzania of Post Office Box 34058, Dar es Salaam, (hereinafter referred to as the "Lessor"), a rightful and lawful occupier of the landed property situated at Plot No. 2024, Block "D", Kunduchi RTD Area within Kinondoni Municipality of Dar es Salaam city (hereinafter referred to as the "Lease Premises");

AND: **DIHAO INVESTMENT COMPANY LTD** a limited liability company incorporated and existing under the laws of the United Republic of Tanzania of Post Office Box 11640, Dar es Salaam (hereinafter referred to as the "Lessee").

TERMS

It is agreed that:

1. Lessor does hereby agree to grant, demise and let and Lessee does hereby agree to take Lease Premises, from Start 01st day of April 2023 to ending Date 31st day of October 2027, at the rent of TZS 1,200,000/= (Say "Tanzania Shillings One Million Two Hundred Thousand Only) per month payable 2 years in advance.
2. By signing this Agreement, the Lessor hereby confirm receipt of initial payment of two years rent.
3. The Lessee shall pay any utilities and/or maintenance paid by Lessee.
4. To use the leased premises for legitimate purposes as permitted by the laws and regulations currently in force in the United Republic of Tanzania.
5. Not to assign or part with possession of the leased premises or any part thereof without prior written consent of the Lessor.
6. To permit the Lessor or her/his servants or agents at all reasonable times to enter upon the leased premises with prior notice and view its condition and/or carry out the duties of the Lessor as to maintenance.
7. The Lessee shall keep the interior of the leased premises in good and tenantable repair and in a tidy condition at all material times.

8. The Lessee shall not make any alterations in or addition to the said premises without prior written consent of the Lessor.
9. The Lessee paying the rent hereby reserves and performing and observing the several covenants or its pat and conditions herein shall peacefully hold and enjoy the leased premises during the said tem without any interruption by the Lessor.
10. Each party may renew this Lease Agreement for a further term as agreed by the parties provided that the party desiring to renew this Lease Agreement gives the other party one-month notice of renewal.
11. These presents shall operate only as a lease.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

SIGNED at Dar es Salaam for and on behalf of **WAADILIFU INVESTMENT COMPANY LIMITED** and **DELIVERED** in the presence of us this 01st day of April 2023.

WAADILIFU INVESTMENT
COMPANY LIMITED
P. O. Box 66727
DAR-ES-SALAAM

Name: ZUOPO WANG
Signature: [Handwritten Signature]
Qualification: Director

LESSOR

SIGNED at Dar es Salaam for and on behalf of **DIHAO INVESTMENT COMPANY LIMITED** and **DELIVERED** in the presence of us this 01st day of April 2023.



Name: ANGING WANG
Signature: [Handwritten Signature]
Qualification: Director

LESSEE

Drawn by:-

THE LESSOR
&
THE LESSEE