

LEASE AGREEMENT

MADE THIS 12th day of MAY, 2023

BETWEEN

LUKA SIMON MONGI of Post Office Box 71416, TEL. 0713 608 040, DAR ES SALAAM (hereinafter referred to as "**the Landlord**") of the one part

AND

DIHAO INVESTMENT COMPANY LIMITED OF P.O. BOX 11640, DAR ES SALAAM (hereinafter referred to as "**the Tenant**,") of the other part.

WHEREAS the Landlord is the lawful owner of a piece of land described as PLOT NO 224, BLOCK D, KUNDUCHI, RTD Area, Dar es salaam on which he has built a house (hereinafter called '**the Plot**');

AND WHEREAS the Landlord is desirous of letting out to the Tenant and the Tenant is desirous of letting from the Landlord the house under the terms hereinafter appearing;

NOW THEREFORE it is agreed by and between the Landlord and the Tenant as follows:

1. That for rent of Tanzania Shillings One Million and Two hundred Thousands (1,200,000/=) only per month, the Landlord hereby rents to the Tenant the plot;
2. That the lease period is four years commencing on the 12th day of May, 2023 and therefore ending on the 11th day of May, 2027;
3. By signing this Agreement, the Lessor hereby confirm receipt of initial payment of two years rent.
4. That this agreement can be renewed after its expiry upon agreement of both the parties;
5. In addition to what has been stated above, the Tenant shall:
 - (a) bear and discharge all charges in respect of water, electricity, telephone, Guard and insurance of their properties, if any, and any other like service in his favour during the tenancy;
 - (b) build the wall fencing the lease plot, level the premises by filling land where necessary, drill the hole and build water tank, and connect three phase electricity using his own costs;

- (c) keep the house in tenable repair and condition throughout the lease term and without any alterations except such alterations as shall be authorized in writing by the Landlords. Provided that normal wear and tear is accepted.
 - (d) permit the Landlord/s and/or their agents with or without workmen and others and with all necessary appliances at all reasonable time and by prior appointment, to enter upon the demised premises and to examine the condition of the same;
 - (e) not assign, sublease or part with the possession of the premises or any part thereof without the written consent of the Landlords;
 - (f) at the expiration of the lease period, quietly yield the premises in good and in substantial repair and condition
 - (g) observe every implied obligation/covenant of a tenant in a tenancy agreement except that whose observance will or is likely to conflict with any of the terms herein contained.
6. In addition to what has been aforesaid, the Landlords shall allow the Tenant enjoy a peaceful tenancy during the lease term without any interruption;
 7. In the event that the tenant shall be desirous of vacating the house either before or upon the expiry of the term hereby created, then it shall give a written notice of termination of at least three months to the Landlord and upon expiry of such notice, the contract shall be there and then determined. If the landlord shall not be desirous of renewing the term hereby created he shall inform the tenant of its intention not to do so by giving the tenant a written notice of at least three months. In the absence of any notice, the contract shall be renewed for a further period of the same duration and under the same terms;
 8. That the Landlord shall hand over the plot to the Tenant immediately after signing of this agreement that is on or before the commencement of this agreement. From the moment hand over of the plot is done, the Tenant shall be free to conduct any repair as it will think fit to suit its businesses;
 9. The land lord shall pay all taxes connected to land;
 10. That at the end of the lease period hereby created or its extension, if any, the Tenant shall hand over back the house to the Landlord. At the time of hand over, the Tenant shall not remove any material (including materials fixed by the Tenant by way of repair) of a permanent nature. Provided that in deciding which material is of permanent or not, the materials used as tools of work shall be not be taken to be a material of a permanent nature;

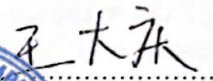
IN WITNESS WHEREOF the parties hereto have duly executed these presents on the date, month and the year and in the manner hereinafter appearing:

SIGNED at DAR ES SALAAM for and on behalf of
LUKA SIMON MONGI and **DELIVERED** in
the presence of us this 12th day of May 2023.



THE LANDLORD

SIGNED at DAR ES SALAAM for and on behalf of
DIHAO INVESTMENT COMPANY LIMITED
and **DELIVERED** in the presence of us this 12th day
of May 2023.



THE TENANT

IN MY PRESENCE

NAME:

Benjamin Mbwanga

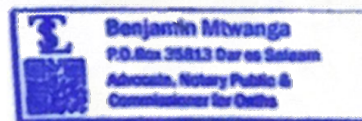
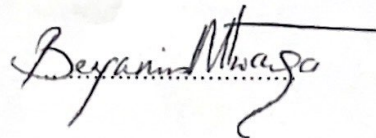
ADDRESS:

Box 35813 Dar

QUALIFICATION:

Advocate

SIGNATURE:



DRAWN BY

THE LANDLORD
&
THE TENANT