

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 refered 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

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