

*** START OF LEGAL RECEIPT ***



BLINK ATTORNEYS AT LAW
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P.O.BOX: 13668 DAR ES SALAAM
VRN: 40049044W
SERIAL NUMBER: 1017109418
UIN:09VFUWLBAPT 101317587152397

Tax Office Ilala

CUSTOMER NAME:
HUITANG TRADING LIMITED
CUSTOMER ID TYPE: -
CUSTOMER ID: -
CUSTOMER MOBILE:
CUSTOMER VRN:

RECEIPT NUMBER: 62
ZNUMBER 1/20230825
DATE 2023-08-25 TIME 14:08:36

1 x 30,000.00
Lease Agreement 30,000.00A

EXC OF TAX: 25,423.73
TAX A - 18% 4,576.27
TAX: 4,576.27
INCL OF TAX: 30,000.00

RECEIPT VERIFICATION CODE
E852C462



*** END OF LEGAL RECEIPT ***

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and concluded herein the vicinity of Dar es Salaam City as of the^{18th}... day of May, 2023

BETWEEN

JAROME PETRO, a natural person, residing and working for gain in Dodoma Region within the United Republic of Tanzania, (hereinafter referred to as "*the Landlord*", the expression which unless expressly stated otherwise shall mean and include, agents, attorneys, heirs, successors in interest and assignees) of one part;

AND

HUITANG TRADING LIMITED, a company duly incorporated under the Companies Act, Cap 212 of the laws of the United Republic of Tanzania as amended from time to time, whose address is of Dar es Salaam, (hereinafter referred to as "*the Tenant*", the expression which unless expressly stated otherwise shall mean and include it's; authorized and mandated employees, agents, attorneys, assignees, and successors) of the other part.

WHEREAS; The Landlord is the legal owner of piece of land located at Chibefu Street of Chahwa Ward of Dodoma Region, containing 6,000 square meters (*hereinafter referred to as "the Demised Premises"*) and offers the same for rent,

AND WHEREAS; The Lessee is, subject to terms and conditions attached to this Agreement, desirous to rent the property above described from the Landlord.

NOW THEREFORE, in consideration of the mutual promises contained herein and other good and valuable considerations exchanged of which is hereby acknowledged, and Parties hereto by virtue of this Lease Agreement agrees as follows;

1.0. DURATION

- 1.1. In consideration of the rent and the mutual covenants hereinafter reserved and contained, the Landlord hereby demises unto the Tenant the demised premises from the date of signing of this Agreement for a contractual period of Five (5) years from the date of signing of this Lease Agreement.
- 1.2. Upon the expiration of the term of this Agreement, either party may, subject to the issuance of a thirty (30) days' notice of intention to renew the Agreement to the other party, renew the Agreement to a further term with or without amendments to the terms and conditions of this Agreement.

2. RENT

- 2.1. The Tenant shall pay the Landlord a rent at the tune of Tanzania Shillings Five Million (5,000,000/=) per month, the amount payable on yearly basis.

3. THE LESSEE'S COVENANT

The Lessee covenants with the Lessor to observe and perform the following obligations: -

3.1.1. Duty to pay rent

That, the Tenant shall pay the Landlord a rent on a six months basis the amount as provided under Clause 2.1 of this Agreement,

3.1.2. Assignment, Subleasing and Charge

The Tenant shall not, assign, sublease or charge the whole or any part of the demised premises.

3.1.2.1. Any assignment or sublease of the property after the completion date shall be lawful and effective only if the consent of the Lessor shall have been obtained before such assignment or sublease; and such consent shall not be unreasonably withheld or delayed by the Lessor.

3.1.2.2. However, in case of sub-leasing, assigning to a subsidiary or associate company of the Lessee, the Lessee is only required to intimate in writing to the Lessor and no prior consent of the Lessor is required.

3.1.3. Land Rent and the Withholding Tax

The Tenant shall be responsible for paying the land rent as demanded by the Ministry responsible for land from time to time.

3.1.4. The Tenant shall, where the Landlord cannot pay the income Tax in respect of the income generated from this Agreement, hold Ten (10%) per centum of the total amount and pay such amount to the Tanzania Revenue Authority as a withholding Tax hence provide proof of payment to the Landlord.

4. DISPUTE RESOLUTION

4.1. When the Landlord has served a notice to the Lessee that according to its reasonable opinion, the Lessee has breached covenants relating to the state and condition of the demised premises or the works expressly and reasonably implied in this Agreement and efforts to amicably resolve the same have failed, then the Lessee may, within 14 days from the date of such failure, require the dispute to be referred to the Arbitrator in accordance with the Arbitration Act, [CAP 15, R.E. 2002].

5. TERMINATION

Either Party may terminate this Agreement by serving a three (3) months' notice to that effect to the other Party.

6. LAWS APPLICABLE

This Lease shall be governed by and shall be construed in accordance with the Laws of the United Republic of Tanzania.

NOW WHEREOF, the parties herein have agreed to the terms and conditions contained in this Agreement by setting their hands on the date first above appearing and on the manner as hereinafter below appearing.

SIGNED and DERIVERED at Dar es Salaam by the said JAROME PETRO, who is personally known/identified to me by, the latter being known to me personally, This day of May, 2023



.....
LANDLORD

BEFORE ME:

Signature: *[Handwritten Signature]*



QUALIFICATION: ADVOCATE

SEALED with the COMMON SEAL of the said
HUITANG TRADING LIMITED and DERIVERED
in our presence
This *18th* day of May, 2023

SEAL/STAMP

Name: *HUITANG TRADING LIMITED*

Signature: *[Handwritten Signature]*

Postal Address:

Designation: *王学南 DIRECTOR*

BEFORE ME:

Signature: *[Handwritten Signature]*



QUALIFICATION: ADVOCATE