

LEASE AGREEMENT

BETWEEN

IDDY NOOR KAJUNA

AND

TIANPIN (T) INVESTMENT MANAGEMENT LIMITED

THIS LEASE AGREEMENT is made this 19th day of December 2023

BETWEEN

IDDY NOOR KAJUNA of P. O Box 70721 Dar es Salaam (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

TIANPIN (T) INVESTMENT MANAGEMENT LIMITED a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 4490, Dar es Salaam, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of Industrial mineral Plot at Segese Village, Kahama District, Shinyanga

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-

1. The Landlord shall
 - a) That this lease agreement will be for a term of seven (7) years, starting from 4th December 2023 and as witnessed in the Lease Agreement between **IDDY NOOR KAJUNA** and **TIANPIN (T) INVESTMENT MANAGEMENT LIMITED** which will be reviewed after every five years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 500,000 only , payable in advance for a period of every twenty four months with effect from 18th December 2023
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of seven years.

3. At the expiry of the initial period of seven years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Five years.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This LEASE Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

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

SIGNED AND DELIVERED at Dar es Salaam by the said

IDDY NOOR KAJUNA who is identified to me by

..... The latter

Being known to me personally in my presence

This 18th day of December 2023

[Signature]

LANDLORD

SIGNED AND DELIVERED at Dar es Salaam by the said

TIAN PIN CI) INVESTMENT MANAGEMENT who is identified to me by

..... The latter

Being known to the personally in my presence

This 18th day of December 2023



TENANT



15/12/2023