

## LEASE AGREEMENT

This Lease Agreement made and entered into effect this

*1st* Day of *July*, 2024

Between

**HUAFENG AGRICULTURAL DEVELOPMENT LIMITED. (TIN No: 138736539) of PO Box. 9948, DSMas (the "Lessor")**

**AND**

**JIETAI POULTRY (TANZANIA) LIMITED (TIN No: 176119489) of P.O. BOX 9948, DSM(the "Lessee") collectively be known as "the parties"**

That, the lessor is legal owner of **Plot No. 1, BLOCK B, Mkenge, Mkuranga** Measuring 79925.24 **square meters** (in this Contract will be referred as **"the Property"**).

That, the lessor agree and intend to lease his property to lessee for a period of 10 YEARS for the sum of **TZS80,000,000/- (TZS SIXTY MILLION)**


That, the lessee agree and is willing to lease the property (aforementioned) for terms and condition prescribed in this contract for business which constructing poultry breeding infrusture and do pourltry breeding.

### **Terms and Conditions.**

1. **Payment Terms;** The Lessee shall pay the sum of TZS 8 million before 1<sup>st</sup> of August every year.
2. **Initial Maintenance Cost:** The lessee shall be fully responsible for carrying out all Maintenance of the Land, however, after seeking the written consent of the Lessor.
3. **Payment of Utility Bills:** During the period of Lease, The Lessee shall be fully responsible to make payment of all Utility bills. This includes but is not limited to Electricity, Water, Garbage and Refuse Collection, Sewerage charges etc.
4. **Repairs & Maintenance:** During the tenure of the agreement, the Lessee shall be fully responsible for all Repairs and Maintenance which need to be done in order for him to operate smoothly.
5. **Notice:** Either Party is free to terminate this agreement by providing the other party a written notice of 180 Days. All payments after the notice period is over made in advance by the lessee after expressing the interest of termination of the agreement shall be refunded in Cash to the Lessee within 30 days of the notice having been received by the Lessors.

6. **Modification:** Except as otherwise provided in this document, this agreement may be modified ONLY upon the written and signed agreement of the parties. Further, the physical destruction or loss of this document shall not be constrained as a modification or termination of the agreement contained herein.
7. **Legal compliance:** the lessee shall not be allowed to conduct or deal with any kind of illegal activities within the leased property.
8. **Acknowledgments:** Each party acknowledges that he or she has had an adequate opportunity to read and study this agreement, to consider it, to consult with Attorneys if he or she has so desired.
9. **Renewal of Lease:** In expiration of this agreement( after 24 months) if Lessee express his intention to renew this lease agreement, and the Lessor agrees to renew the same, then the Rent increment shall be made according to market value of the property and The first preference and top priority of re-renting the stated premises shall be offered lessee.
10. **Structural change of the property;** not resitricted
11. This contract is written and interpreted by and governed under the laws of the United Republic of Tanzania.
12. **IN WITNESS THEREOF,** Lessor and Lessee, the parties responsible for the agreement to be executed on this 1st day of November 2019.

**HUAFENG AGRICULTURAL  
DEVELOPMENT LIMITED**

  
TANZANIA HUAFENG AGRICULTURE  
DEVELOPMENT LIMITED  
P. O. Box 9984  
DAR-ES-SALAAM

**JIETAI POULTRY (TANZANIA) LIMITED LIMITED**

