

LEASE AGREEMENT

(Made under the Land Act, Act No. 4 of 1999)

THIS LEASE AGREEMENT is made this **1** day of July **2024**

BETWEEN

ALLY MUSSA MPOGO of P.O.BOX Mafia, Pwani (herein after referred to as the "LESSOR"), of one part.

AND

ZHONGTAN INTERNATIONAL MARINE FISHERIES COMPANY LIMITED, of P.O BOX 42577 Dar es Salaam,

(herein after referred to as the "LESSEE"), of the other part.

WHEREAS, the LESSOR is the lawful owner of the OFFICE located **KILINDONI AREA, MAFIA DISTRICT, PWANI REGION**

(hereinafter referred to as the **demised premises**).

WHEREAS, the LESSOR is desirous and willing to lease the said **premises** to the LESSEE for business purpose.

AND WHEREAS, the LESSEE is desirous and willing to rent the demised premises at a consideration and upon the terms and conditions hereinafter set forth.

NOW THEREFORE, THIS DEED WITNESSETH as follows:

1. **IN CONSIDERATION** of the rent and Lessee's covenants hereinafter reserved and contained, the Lessor hereby demises unto the Lessee, "**the demised premises**" together with all other liberties and easements, rights and advantages attaching to the said premises:-

1.1 Full rights and liberty for Lessee and all persons authorized by him at all times to peaceful occupation and use of the demised premises.

1.2 **TO HOLD** the demised premises unto lessee for a period of **FIVE YEARS** from 1st July, 2024 for the rent 500,000 payable on monthly basis

2. The **Lessee HEREBY COVENANTS** with the **Lessor** to the extent that his obligations shall continue throughout the said lease term as follows:-

(a) Forthwith to comply with any notice that may be given by the **Lessor** requiring any breach of any of the obligations on the part of the **Lessee** under this lease to be made good.

(b) To pay the said reserved rent on the day and in the manner aforesaid.

(c) To use the demised premises for the intended business/residential purposes only and not to use or suffer or permit the same to be used for any unlawful or immoral purposes without consent of the Lessor.

3. The **Lessor HEREBY COVENANTS** with the **Lessee** as follows:

(a) Subject to the tenant performing all the covenants herein above specified, not to interfere or to allow other persons rightfully claiming under or in trust for the Lessee to interfere,

interrupt or intrude upon the Lessee's peaceful enjoyment of the demised premises throughout the lease term, and.

(b) To pay land rents and any other statutory charges which attaches to the demised premises and which are not within the ambit of the obligation of the Lessee.

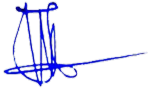
4. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED THAT:

(i) If the **Lessee** shall be desirous of taking a lease of the demised premises for a further term upon the expiration of the term hereby granted, he shall within one month before expiration of the term hereby granted, give the Lessor a notice in writing of such desire and the Lessor shall have the discretion of either or not to renew the lease for such further period under the terms to be agreed between the Lessee and the Lessor from the date of expiry of this present Lease and at a rent to be determined by mutual consent.

5. The interpretation of this agreement shall be subject to, and the law applicable in event of any dispute shall be, the laws of the United Republic of Tanzania.

IN WITNESS WHEREOF, the parties hereto have executed these presents and have put their respective signatures thereof on the day, month and year herein after appearing.

NOW THEREFORE, This **DEED** witnesses as follows: -.



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ALLY MUSSA MPOGO - LESSOR

**For and on behalf of the said
ZHONGTAN INTERNATIONAL MARINE FISHERIES
COMPANY LIMITED - LESSEE**



.....
MEIQING YANG - DIRECTOR



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**BEFORE ME: OTHMAN OMARY OTHMAN
ADVOCATE**