

INDUSTRIAL SHED LEASE AGREEMENT

This Lease Agreement is made on this 4 day of JANUARY 2024.

BETWEEN

SINO TAN KIBAHA INDUSTRIAL PARK LIMITED a limited liability company incorporated under the laws of the Republic of Tanzania, whose address for the purpose of this AGREEMENT is of Post Office Box10848, Dar es Salaam. (Hereinafter called the “LESSOR” which expression shall where the context so admits include and extend to persons deriving title under the Lessor, its successors and assigns) of the one party;

AND

HENGLI PETROCHEMICAL COMPANY LIMITED a Limited Liability Company registered under the laws of the Republic of Tanzania, whose address for the purpose of this AGREEMENT is of Post Office Box ...10848..., Dar es Salaam. (Hereinafter called the “LESSEE” which expression shall where the context so admits include and extend to persons deriving title under the Lessee, its successors and assigns) of the one party;

WHEREAS

- A. The Lessor agrees to let on rent a industrial shed located on Plot No.1 Block B Kwala Area, Kibaha District Coastal Region to the Lessee.
- B. That, the Lessee will hold into the tenancy for...36... months renewable and paying in advance the said ...12... months’ rent.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS;

1. TERMS OF THE TENANCY

The Lessor leases the industrial sheds which area is ...5,048 m²... situated on Plot No.1 Block B Kwala Area, Kibaha District Coastal Region,from ...15... Day ofJanuary..... 2024 for a term of36.....months. **PROVIDED THAT**, if the Tenant wants to extend the tenancy, he shall give the lessor a written notice of

at least two months before the expiration of the term hereby created, and if the lessor accepts the notice then the tenancy of the said demise premises shall be extended for further term to commence at the expiration of the term hereby granted. In that respect, the parties shall agree on the terms and conditions for the extended term.

2. RENT PAYABLE

2.1 The Tenant shall pay ...\$3... dollars / m²/month, being rent for.....36..... Months, the total amount is...545,184.00 USD.... This amount shall be paid to the lessor Bank Acc.....015 065 746 3300 (TZS) upon signing this lease agreement.

2.2 The first payment (rent for the first 12 months) , ...181,728.00 USD....must be paid before December 15,2023, and the second payment (rent for the second 12 months) , ...181,728.00 USD....must be paid before December 15,2024, and the third payment (rent for the third 12 months) , ...181,728.00 USD....must be paid before December 15,2025.

3. OTHER CHARGES

- a. Property management fee: ...\$1.50... / m²/year. The property fee for the first lease period (one year) is ...\$7,572... before 15th January,2024. If there is a renewal, The Tenant shall pay the current property management fee before 15th January of the next year.
- b. Water and electricity fee: The Tenants are responsible for covering the costs of water and electricity usage in the industrial park.

The following fee schedule is for reference only; please refer to government department charges for accuracy: The fee for water in the industrial park is ...\$0.7.../ m³ , and the fee for electricity consumption is ...\$0.08... per kilowatt-hour. The Tenant shall pay the water and electricity fee according to the actual monthly consumption before the 5th day of each month.

4. THE LESSEE CONVENANTS WITH THE LESSOR AS FOLLOWS:

- a. To pay the reserved rent on the days and in the manner aforesaid without any deduction whatsoever;
- b. To pay all service charges and other charges whatsoever which in law, and upon this agreement are supposed to be paid by the Lessee.

- c. At all material time during the said term to keep demised premises in good and tenable repair, but damage arising from accidental fire or reasonable and proper use are exempted.
- d. To permit the lessor agents, at all reasonable time during the said terms with or without workmen or other to enter upon and examine the condition of the demised premises.
- e. Not to make any alteration in or addition to the demised premises without the written consent of the lessor.
- f. Not to cut, or destroy any walls or timber of the demised premises.
- g. To use the demised premises for ware purposes only
- h. Not to assign, lease, sublet or otherwise part with the possession of the demised premises or any party thereof without the written consent of the lessor.

5. THE LESSOR CONVENANTS WITH THE LESSEE AS FOLLOWS;

- a. To keep the roofs, main walls of the ware house, the electrical apparatus comprised in the forming part of the electrical circuits thereof and water supply and pipes carrying the same to the house in good tenable repair and condition before handing over the demised property to the Lessee.
- b. To pay all existing and future site rates and all charges which in law and upon its arrangement are supposed to be paid by lessor. To keep the main structure of the demised premises insured against loss or damage by fire and rebuild or reinstate the same so far as may be so destroyed or damaged.

6. TERMINATION OF THIS LEASE AGREEMENT

Each party shall be at liberty to terminate this lease before its expiration by giving to the other party three months' notice in writing, and the lessor shall at the expiration of the said notice delivered vacant possession of the premises to the lessor.

IN THE WITNESS WHEREOF the landlord and the tenant have executed these presents on the day and manner hereunder appearing.

SEALED with the COMMON SEAL of
SINO TAN KIBAHA INDUSTRIAL PARK
LIMITED

and delivered in my presence on
This 4. Day of JANUARY, 2024



LESSOR

Name: Chen Xiong
Address: P.O. Box 10848
Signature: [Signature]
Qualification: Director

Name: Yi Xiaobo
Address: P.O. Box 10848 DSM
Signature: [Signature]
Qualification: Director

SEALED with the COMMON SEAL of
HENGLI PETROCHEMICAL COMPANY LIMITED

and delivered in my presence on
This 4. Day of JANUARY, 2024



LESSEE

Name: DING GUANG CAI
Address: P.O. BOX 10848 DSM
Signature: [Signature]
Qualification: DIRECTOR

Name: NING GUO FANG
Address: P.O. BOX 10848 DSM
Signature: [Signature]
Qualification: DIRECTOR