

OFFICE LEASE AGREEMENT

This Office Lease Agreement ("Agreement") is made and entered into on this ___ day of _____, 2025, by and between:

Mainland Group Agro Process Tanzania Co. Limited, a company duly incorporated under the laws of Tanzania with its registered office located at victoria noble center , victoria street, dar es salaam - Tanzania (hereinafter referred to as the "Landlord", which expression shall, where the context admits, include its successors and assigns);

AND

Granda Logistics Company Limited, a company duly incorporated under the laws of Tanzania with its registered office located at victoria - makumbusho in dar es salaam (hereinafter referred to as the "Tenant", which expression shall, where the context admits, include its successors and assigns).

WHEREAS:

The Landlord is the legal owner of certain office premises located at noble center victoria - victoria street, old bagamoyo road , dar es salaam (the "Premises");

The Tenant desires to lease the Premises from the Landlord for office use, and the Landlord is willing to lease the Premises to the Tenant on the terms and conditions set forth herein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. TERM

The term of this lease shall be **five (5) years**, commencing on the ___ day of _____, 2025, and ending on the ___ day of _____, 2030, unless earlier terminated in accordance with the provisions of this Agreement.

2. RENT

The Tenant agrees to pay the Landlord a monthly rent of **United States Dollars One Thousand (USD 1,000)** payable in advance on or before the 5th day of each calendar month.

3. SECURITY DEPOSIT

Upon execution of this Agreement, the Tenant shall pay a security deposit equivalent to **one (1) month's rent** (USD 1,000) to the Landlord. This deposit shall be held by the Landlord as security for the performance of the Tenant's obligations and may be

refunded at the end of the lease term, subject to any deductions for damage or outstanding obligations.

4. USE OF PREMISES

The Premises shall be used exclusively for office purposes by the Tenant and shall not be used for any unlawful or prohibited activity.

5. MAINTENANCE AND REPAIRS

The Landlord shall be responsible for all major structural repairs and maintenance of the building.

The Tenant shall be responsible for routine maintenance and minor repairs to the Premises during the term of the lease.

6. UTILITIES

The Tenant shall be responsible for payment of all utility charges incurred in respect of the Premises, including but not limited to electricity, water, internet, and telephone services.

7. ALTERATIONS

The Tenant shall not make any structural alterations or additions to the Premises without the prior written consent of the Landlord.

8. TERMINATION

Either party may terminate this Agreement prior to the expiry of the lease term by giving **six (6) months' written notice** to the other party. Early termination without notice shall result in forfeiture of the security deposit and/or legal remedies.

9. GOVERNING LAW

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

10. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements, whether oral or written.

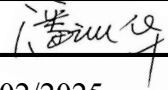
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

SIGNED by the LANDLORD

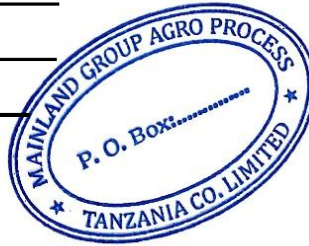
MAINLAND GROUP AGRO PROCESS TANZANIA CO. LIMITED

Name: PAN XUNHUA

Designation: DIRECTOR

Signature: 

Date: 01/02/2025



SIGNED by the TENANT

GRANDA LOGISTICS COMPANY LIMITED

Name: HUAN WANG

Designation: DIRECTOR

Signature: 

Date: 01/02/2025



Witness to the above signatures.

Name: RICHARD LUCAS MOTEY

Signature: 

Address: 32389 D&M

Qualification: ADVOCATE

