

## INDUSTRIAL SHED LEASE AGREEMENT

This Lease Agreement is made on this 29 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

SNOWSEA TANZANIA CO.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 ...\_\_\_\_\_, 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 ...8,266.5 m<sup>2</sup> ... situated on Plot No.1 Block B Kwala Area, Kibaha District Coastal Region, from ...1... Day of ...June..... 2024 for a term of .....36.....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 ...\$2.5... dollars / m<sup>2</sup> /month, being rent for...36...Months, the total amount is...743,985.00 USD...This amount shall be paid to the lessor Bank A/C NO.(USD): ...025 065 746 3300... (CRDB BANK) upon signing this lease agreement.

2.2 The first payment (rent for the first 12 months) , ...247,995.00 USD....must be paid before January 30, 2024, and the second payment (rent for the second 12 months) , ...247,995.00 USD....must be paid before January 30, 2025, and the third payment (rent for the third 12 months) , ...247,995.00 USD....must be paid before January 30, 2026.

## 3. OTHER CHARGES

a. Property management fee: ...\$1.50... / m<sup>2</sup> /year. The property fee for the first lease period (one year) is ...\$12,399.75... before 1st June,2024. If there is a renewal, The Tenant shall pay the current property management fee before 1st June 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.../ m<sup>3</sup> , 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 LIMITED**

and delivered in my presence on  
This 27<sup>th</sup> Day of January 2024



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

Name: Godfrey Joseph Chitawala  
Address: P.O. Box 2884 Dar es Salaam  
Signature: [Signature]  
Qualification: Advocate



SEALED with the COMMON SEAL of  
**SNOWSEA TANZANIA CO. LIMITED**  
and delivered in my presence on  
This 31<sup>st</sup> Day of January 2024



Name: JIANG BAOLIAN  
Address: P.O. Box 11858  
Signature: [Signature]  
Qualification: 31-JAN-2024

Name: Godfrey Joseph Chitawala  
Address: P.O. Box 2884 Dar es Salaam  
Signature: [Signature]  
Qualification: Advocate

