

LEASE AGREEMENT

CITI DISRIBUTDRS **COMPANY LIMITED** of P.O. Box 445. Iringa Tanzania

Hereafter referred to as the Landlord' where the context so admits includes his successors

AND

HUAMEI INTERNATIONAL INVESTMENT CO LIMITED of Dar es Salaam
(hereafter referred to as Tenant) of the of the
part. The tenant is a registered company in Tanzania.

WHEREAS

- A. The Landlord has agreed to lease to the Tenant of the Godown in at Plot No. 16,
Block 1 Shekilango, Ubungo in Dar es Salaam city (hereunder called the
demised premises”
- B. The Landlord and the Tenant have agreed that the leased premises and the
assets shall be subject to the terms and condition stipulated under this
agreement

NOW THEREFORE THIS AGREEMENT WITNESSETH as follows: -

1.0 TERMS OF THE **TENANCY**

The period of tenancy herein referred to as the” Contractual Period' shall be
for three years starting the 1” December 2024 to 30• November 2027, with an option for
renewal of tenancy following three (3) notice prior to expire date.



2.0 RENT PAYABLE

- 2.1** The monthly rent payable shall be **Tanzanian Shillings One Million only (Tsh 1,000,000)** for the premises per month.
- 2.2** The rent shall be paid in Tanzanians Shillings by the Tenant into the Landlord's nominated Account.
- 2.3** Payment will be done after every three(3) months.

3.0 TENANT'S COVENANTS:

THE TENANT COVENANTS WITH THE LANDLORD as follows: -

- (a) To pay the reserved rent on the days and in the manner aforesaid without any deduction.
- (b) The Tenant shall give the Landlord a minimum of three (3) month written notice of an intention to extend the lease period and shall pay the rent for any time spent at the demised premises after the issuance of the notice.
- (c) At all material time during the said term to keep the demised premises in good condition.
- (d) To undertake repairs to the damages caused by self, agent or employees in the demised premises. All other damages including normal wear and tear shall be reported to the Landlord who shall make repair of the same within reasonable time, failure of which the tenant can effect such repair and shall be reimbursed for the costs incurred for the repair done.
- (e) To permit the Landlord or its agent, at all reasonable times during the said term with or without workmen with prior ten (10) days written notice

to enter upon and examine the condition of the demised premises and in case the same shall be found to be defective or out of repair to leave notice in writing on the demised premises to such defects or maintenance of which the Tenant is liable under the provisions of the above paragraphs hereof requiring the Tenant to make good the same in a proper manner within the space of one calendar month next after service to the Tenant a notice to that effect.

- (f) Not to make any alterations in or additions or paint to exposed timbers or the walls in the demised premises without the consent of the Landlord in writing which consent shall not be unreasonably withheld or delayed;
- (g) Not to cut, maim or injure any of the walls or timbers of the demised premises or suffer or permit the same to be done save as it may be reasonably required;
- (h) Not to change or add locks to any door in the godown;
- (i) To use the demised premises for lawful residential purposes only;
- (j) Not to do anything that would invalidate the insurance policy or increase premium payable for the premises;
- (k) Unless otherwise agreed by the Landlord in writing, not to assign, lease or sublet the demised premises or any part thereof without the written consent of the Landlord;
- (l) In the event the lease is not renewed as provided in clause (1) at the expiry date to yield up the demised premises in such repair or condition

as shall be in accordance with the Tenant's covenants herein contained.

4.0 LANDLORD'S COVENANTS:

THE LANDLORD COVENANTS WITH THE TENANT as follows: -

- (a) That he has good title to the property constituting the demised premises and has the right and full power to demise unto the Tenant the premises in the manner and for the use aforesaid.
- (b) That the demised premises are tenantable and fit for accommodation.
- (c) To keep the roof, main walls of the godown in good and tenantable repair and condition before handing over the demised premises to the Tenant and during the period of occupancy by the Tenant.
- (d) To insure the demised premises against fire and such other risks as the Landlord may deem necessary PROVIDED ALWAYS that the Tenant shall be responsible for insurance of Tenant's own assets and chattels brought by such Tenant into the demised premises.
- (e) To perform all major repairs on doors, windows, walls, electrical whenever required.
- (f) To permit the Tenant paying the rent hereby reserved and observing the covenants and conditions hereby contained or implied and on its part to be performed and observed, peacefully and quietly enjoy the tenancy hereby created without any interruption from or by the Landlord or any person rightfully claiming from or under him.

- (g) To pay all land rent and property tax in respect of the demised premises during the lease period.
- (h) While the lease is in force not to sell, assign transfer, lease or otherwise dispose the demised premises without ensuring quiet and peaceful enjoyment by Tenant of the demised premises for the remainder of the term hereby created.
- (i) To provide infrastructure, but not subscription, for cable TV and local TV channels on the demised premises.

5.0. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED as follows:

- (a) In the event of the demised premises or any part thereof being destroyed by fire or by an act of force majeure becomes untenable or for any other reason whatsoever so as to be unfit for use, either party may terminate the lease, and a fair proportion of the rent thereof shall be refunded to the Tenant.
- (b) If default shall be made in the performance of any of the covenants on the part of the Landlord or the Tenant, then the term herein contained shall upon failure by the Tenant or the Landlord to remedy within thirty days of a written notice cease notwithstanding anything to the contrary of the Landlord or the Tenant in respect of any antecedent breach of any of the covenants by the Landlord or the Tenant hereinbefore.

- (c) The Landlord shall not be liable for any injury to the tenant, invitee, servant, or tradesman resulting from causes other than defective structures, machinery, equipment and other Landlord installations in the demised premises.
- (d) The Tenant shall comply with all the Municipal and health regulations as may be promulgated by the Dar es Salaam City Council, which involve nonpermanent infrastructure of fixtures in the demised premises. These may include cleanliness, garbage removal, veterinary care for pets like dog, cat, bird, etc. if kept and cared in the demised premises, and other like regulations.
- (e) All disputes or differences concerning this Agreement shall be settled by the parties amicably and in the event of the failure to conclude a settlement within two months the same shall be settled in accordance with the existing and relevant Laws of Tanzania.

IN WITNESS WHERE OF the Landlord and who Tenant have executed these presents on the day herein before appearing.

SIGNED and DELIVERED by _____ |
CITI OISTRIBU1DRS **who** is _____ |
known to me personally identified _____ |

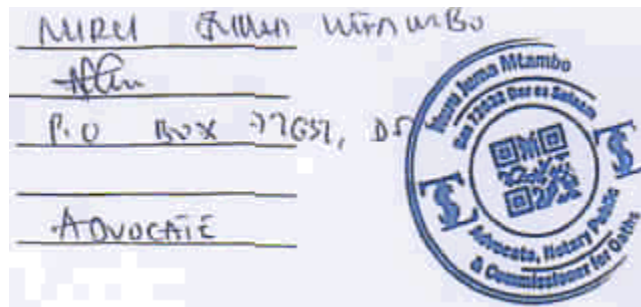
_____ latter being known to _____ |
personally to me by _____ day of _____ |
_____ 11 _____ 2024. _____ |

LANDLORD

BEFORE ME;
full Name:

Posiai Address

Qualification:



SIGNED and DE1IVERED by _____)
HUAMEI INTERNATIONAL INVESTMENT
CO.

Limited _____ who is _____ }
Known to me personally/identified _____ }

to me by _____ the _____ }
latter being known to personally in my _____ }
presence this 26 day of 11 2024, _____ }
BEFORE ME, _____ }

TENANT

F-uil Name:

Signature:

Posia1 Address

Qualification:

