

LEASE AGREEMENT

THIS LEASE AGREEMENT is made today ...22 day of April, 2024 (the effective day)

By and between

AZIZ ALLY MSHAM, a Tanzanian citizen who lives for gain in Mtwara of P. o. Box 902 Mtwara (here in after called "the LESSOR") the expression which where the context so allow include his heirs, executors and administrators and whoever claims rights under his name, as the first party

AND

WUFENGHANG (TANZANIA) MARINE TECHNOLOGY COMPANY LIMITED, a legal person whose address is P.o. Box 966, house no 32, Shangani Waya road, Mtwara Tanzania, (here in after referred to as "the LESSEE,") as the second party.

1. WHERE AS;

The lessor is the legal and beneficial owner of residential property to let situated on plot no.32, Shangani Waya road Street, Mtwara District, Mtwara (here-in-after referred to as the demised property') and the lessor is desirous of letting out the demised property on lease and the lessee is ready and willing to take the demised property on lease for business purposes.

2. NOW THEREFORE, THIS AGREEMENT WITNESSES as follows:

- a) In consideration of the rent hereinafter reserved and lessee covenants hereinafter contained or implied and to be performed and observed by the lessee, the lessor does hereby demise unto the lessee the property herein identified on House no 32, Waya road Street, Mtwara district, Mtwara, to hold the same unto the lessee for a term of one (1) year (twelve (12) months) hereinafter referred to as lease period with option to renew for another term as may be agreed by both parties.
- b) That, the parties herein agreed on the date of commencement of this Agreement to be on ...1st April, 2024 to up 1st April, 2025 to

pave way for the Tenant to make rehabilitation of the premise suitable for his business construction of materials.

- c) The payment of the demised property shall be United States Dollars Two Hundred and Fifty Only (USD 250.00) per month, payable on Tanzanian shillings basing on the BOT (Bank of Tanzania) Exchange Rate on the day of payments. The whole rent of the rent period (twelve months) shall be paid upfront in a lam sum before commencement of the period as a total of USD 6,000.00. Further to that, the lessee shall pay security deposit of USD 250.00 before commencement of the rent period.

3. THE LESSEE HEREBY COVENANTS WITH THE LESSOR to the intent that the following obligations shall continue throughout the said lease period as follows:

- a) To pay during the Lease period, the reserved rent in the time and manner aforesaid
- b) To pay, during the Lease period, all charges of water, electricity, telephone, security and sewage bills in respect of Demised premises.
- c) To use Demises Premises for business purposes only.
- d) Not to assign or part with the possession of the Demised premises or part thereof without first obtaining the written consent of the lessor,
- e) To permit the lessor and his servants or agents at all reasonable time, during the day, to enter upon the Demised premises with prior notice of no less than twenty-four(24) hours to view condition of Demised premised premises and carry out any repairs.
- f) To keep surrounding of Demised premises including the garden, plant, grass, the interior of the premises and all fittings and fixtures, wall electricity brackets, air conditioners, water pumps, and all those items listed on the inventory which forms an integral part of this Agreement here in referred to as Annex A, in good repair and serviceable condition at all times.

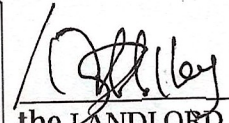
- g) To make good any breakages, save for normal wear and tear.
- h) Not to make any alterations in or additions to the premises without the written consent of Lessor.
- i) The Lessee during occupancy of Demised premises shall hold the Lessor free and harmless from any damages and /or liabilities or responsibility to any person or property arising out of or as a consequence of the fault or negligence of the Lessee, his Agents, employees and/ or guests.
- j) At the end of Lease Period, Subject to non-renewing the Lease under clause 2 above, to hand over the demised premises to the lessor complete with all locks and keys, fittings and fixtures, walls, garden, electricity brackets and all items listed on Annexure A, in the mination of this lease agreement shall be without prejudice to any right to action or remedy of either party in respect of any antecedent breach of the terms and conditions contained herein.
- g) This lease agreement shall be reviewed annually.
- h) This lease agreement may be renewed for further period on the same or on any other mutually agreed terms and conditions of the parties, three (3) months prior to the expiry of the lease period.
- i) The parties herein have agreed to be bound by this lease agreement which shall be governed and interpreted in accordance with the laws of Tanzania. In event of any dispute, which the parties may fail to amicably resolve, the same shall be referred by an aggrieved or interested party to a court of competent jurisdiction in Tanzania for determination.

3. ENTIRETY OF THE AGREEMENT.

This is the entire agreement between the parties herein, and shall supersede any other written or oral agreement, negotiations representation or understanding not contained in this lease agreement.

IN WITNESS WHEREFORE the parties here to have set their hands and signature and signs to these presents as here under;

SIGNED and DELIVERED at Dar es Salaam by the
 said AZIZ ALLY MSHAM who is identified to
 me by.....
 the latter being known to me personally in my presence


 the LANDLORD

this 1st day of April 2024.

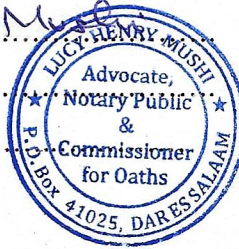
BEFORE ME:

Name Lucy Henry Mushi

Signature [Signature]

Postal Address 41025 DSM

Qualifications: Commissioner for Oath



SIGNED and SEALED at Dar es Salaam with the
COMMON SEAL of WUFENGHANG (T) MARINE
TECHNOLOGY COMPANY LIMITED on
this 1st day of April 2024.

[Signature]

TENANT'S SEAL

Name: Ping Zeng

Signature : [Signature]

Postal Address: P. O BOX 966..., Dar es Salaam

Qualification : **DIRECTOR**



Name: Ping Zan Zan

Signature : [Signature]

Postal Address: P. O BOX 966..., Dar es Salaam

Qualification : **COMPANY SECRETARY**