

Therefore, all parties has been mutually agreed as shown above in day, month and year below:

Lessor Name

JABIR SULEIMAN NZAGAR

Sign..... [Signature]
Date..... 1/8/2024

Lessee Name

HU MING INTERNATIONAL COMPANY LIMITED

[Signature]
Date..... 1/8/2024

Lessor Witness

Sadru Bogelano

Sign..... [Signature]
Date..... 1/8/2024

Lessee Witness

Shaban Juma

Sign..... [Signature]
Date..... 1/8/2024



STAMP DUTY
TShs. 3600,000 = Collected
9984112564 824 / 9984112563836
Receipt No:..... Date: 01/08/2024

[Signature]
01/08/2024

[Signature]
Kigamboni Tax Service Centre

LEASE AGREEMENT

THIS LEASE AGREEMENT is made the 01..day of august, year 2024
BETWEEN

MR JABIR SULEIAMN NZAGAR , of Post Office Box 42010, Dar es Salaam, Tanzania ("the Lessor" which expression shall, where the context so admits, include its successors and assigns) of the one part,

AND

HU MING INTERNATIONAL COMPANY LIMITED

whose registered office is in MWASONGA- KIGAMBONI- Dar es Salaam, Post Office Box 8602 Dar es Salaam, having Company Registration Number 176209607..and the Lessee" which expression shall, where the context so admits, include its successors and assigns) on the other part.

LESSOR is the real owner of the business frame located OPPOSITE KILIMANJARO ROOLING MILL LIMITED -MWASONGA KIGAMBONI

AND THEREFORE the Lessor and Lessee of the said business frame in their own consent have agreed to enter in lease agreement for the said business premises;

HENCEFORT THIS CONTRACT WITNESS THE AGREEMENT AS BELOW:-

1. The monthly rent will be Tzs 1,000,000/- per Month. Total will be Tzs 36,000,000/- for 36 Months from 01 August 2024 date to 30 July 2027 date, by signing this contract lessor confirm to receive such payment.
2. This contract is valid only for 36 Months and after then the Lessor may decide either or not to proceed with this agreement and if lessor has decided to proceed with leasing then this contract must be reviewed
3. Lessee must provide in advance 2 months' notice to lessor if is willing to proceed with contract before expiry of this contract
4. Lessee is not allowed to lease said business premises or add another person for lease purpose without the consent lessor,
5. All cost for Water bill and Garbage taker on the leased area is under Lessee responsibility
6. Electricity cost is for lessee responsibility
7. Lessee is not allowed to conduct any alcoholic business in business frame, also during Ramadhan month lessee is not allowed to conduct any food business during the day time

Therefore, all parties has been mutually agreed as shown above in day, month and year below: