

ART HOME FURNITURE LIMITED

TIN:174-895-864

BOKO DOVYA - KINONDONI.

13 SEPTEMBER, 2024.

DIRECTOR OF INVESTMENT FACILITATION,
TANZANIA INVESTMENT CENTRE,
P.O. BOX 938,
DAR-ES-SALAAM.

Dear Sir/Madam

RE: REQUEST FOR CHANGE INCENTIVES LOCATION NO.202461959.

Refer the heading above,

We ART HOME FURNITURE LIMITED of address P.O.BOX 3496 ,Dar-es-salaam, we would like to request change of location of certificate of incentives of a factory called FURNITURE FACTORY, which is located at plot number 7, Buguruni Industrial Area to new location of plot number 481,block G,title number 151750,Mbweni road,Boko Dovy,Dar es salaam.

We hope to get much cooperation from your office.

"Together we build our nation"

Yours sincerely;



Jiao Yuanlei

Managing Director.

RSVP: +255744 870 000

Kiemba Associates



MADE THIS 22nd DAY OF JUNE 2024

LEASE AGREEMENT IN RESPECT OF THE INTERIOR PART OF PLOT NO.
481, BLOCK G, TITLE NO. 151750, MBWENI ROAD, BOKO DOVYA,
KINONDONI, DAR ES SALAAM

BY AND BETWEEN

LAURENT MZEE SECHU

AND

M/S ART HOME FURNITURE LIMITED

Sechu

MS

BY AND BETWEEN

LAURENT MZEE SECHU, a natural person residing at and within House No. 5, Rightway Street, Mbezi Beach, Dar es Salaam of Post Office Box Number 4218, Dar es Salaam (herein after referred to as the "**Lessor**") of one part, the expression which where the context so permits shall include its assigns and successor in title of the party.

AND

M/S ART HOME FURNITURE LIMITED of Post Office Box Number 20574, Dar es Salaam a limited liability Company established and existing under the Laws of Tanzania (here in referred to as the "**Lessee**") the expression which where the context so permits shall include its assigns and successor of the party.

WHEREAS the Lessor is the legal owner of the property to be demised known Plot no. 481, Block g, Title No. 151750, Mbweni Road, Boko Dovya, Kinondoni, Dar es salaam.


AND WHEREAS the **Lessor** is desirous of letting the interior part of the area above described to be used as a factory purposes and the lessee is willing to take it at a consideration.

NOW THEREFORE THIS AGREEMENT WITNESSES AS FOLLOWS: -

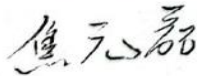
1. That the lease period shall be for a period of six years and shall commence on 1st of July 2024. At the end of the lease period either party may give three months prior notice to determined or renew of the agreement on mutual understanding.

Laurent Mzee Sechu

M/S Art Home Furniture Limited


LESSEE

2. That the **Lessor** shall demise the said premises to the Lessee without any encumbrance at a monthly rent of Tanzania Shillings Two Million only (**TZS: 2,000,000.00**) payable six months in advance with an increment of 7 Percentage after every two years.
3. That the **Lessor** shall effect the payment for the first six months right upon execution of the contract while the second payment shall be made on the 31.12.2024, the third payment shall be made on the 30.06.2025 while the fourth instalment for the first two years shall be made by or before 31.12.2025. All payments should be made in the Lessors Bank Account to wit NMB BANK, Account No 22510038629 styled Laurent Mzee Sechu.
4. That upon execution of this Agreement the **Lessee** shall pay an amount of Tanzania Shillings Twelve Million only (**Tshs: 12,000, 000.00/=**) being a rent payment for a period of six months for the first-year lease period. The payment shall be made through a bank deposit to a designated account of the **Lessor**
5. The **Lessee** shall keep the premise and surroundings clean.
6. That the **Lessee** shall pay all charges for water, electricity and telephone, if any, in respect of the demised premises from the date of commencement of this Agreement.
7. The **LESSEE** takes the Premise as it is, and undertakes to maintain the same in good condition, and any improvement made to the same shall be to the advantage of the Lessor, whereas the **LESSOR** shall not be involved in any repairs.





8. That the **Lessee** may sublet a portion of the premises after prior discussion and agreement with the Lessor.
9. That the Lessor shall pay during the terms hereby created, land rent, and other assessment whatsoever, related to **LAND RENT ONLY** of the Central or Municipal Government in respect of the demised premises and the Lessee shall pay the Stamp Duty, any taxes or Levies related to manufacturing and Withholding Tax.
10. That the **Lessee** shall comply with all Municipal and Local Government regulations and other legal requirements in respect to the use of the said property.
11. That the Lessee is allowed, upon notifying the Lessor, at his own costs, to make all the necessary developments over the demised premise suiting his line of business.
12. That the Lessee shall hand over the premises in good condition and clear at the end of this Agreement.
13. That both parties to this lease agreement are free to terminate this Agreement upon serving a three months' notice (3) in advance to the other party.
14. That in case of dispute the parties shall resort to court proceeding to the judicial organ with jurisdiction to determine the matter at that material time.
15. If the Lessor sells the land during the lease term, the transaction shall take care of the subsisting contractual obligations between the Lessor and the Lessee and shall be observed till the end according to the original agreement.

息元名

MP

16. The leased property comprises a 100-square-meter office and an open space measuring about 3,700 square meters.
17. At the end of the contract, all the production equipment, wire and cable of the lessee, the surrounding metal buildings built for the production machine shall be taken away by the lessee.
18. When the factory does not have enough electricity the landlord shall cooperate with the lessee, at the Lessee's costs, to handle the relevant procedures and documents.

徐元强

MS

IN WITNESS WHEREOF THE PARTIES HERETO HAVE executed this Lease the day and year first before written.

SIGNED and DELIVERED by the said LAURENT MZEE SECHU who is known to me personally/identified to me by the latter being known to me personally in my presence this 22nd day June 2024

MSul
THE LESSOR

Signature : MSul
Full Name : LAURENT MZEE SECHU
Postal Address: P.O. Box 4218 DAR ES SALAAM
Qualification: LESSOR

SEALED with the COMMON SEAL of the said ART HOME FURNITURE LIMITED and DELIVERED in the presence of us this 22 day of 06, 2024

Signature : Yuda Dominick
Full Name : YUDA DOMINICK
Postal Address: DSN
Qualification: LESSEE

BEFORE ME:
Signature : Yuda Dominick
Full Name : YUDA DOMINICK
Postal Address: 105405 Dares Salaam
Qualification: **ADVOCATE**

