

LEASE AGREEMENT

This agreement is made this1.....day ofJuly.....2024

BETWEEN

SUZAN KUNDI JILALA of P.O.Box 4816 Dar es salaam(hereinafter called the Lessor).

AND

SINOSTAR MINERALS LIMITED of P.O BOX 10171 DAR ES SALAAM , (hereinafter called the lessee).

WHEREAS IT IS HEREBY AGREED AS FOLLOWS:

1. By mutual understanding the lessor of the demised premises has undertaken to lessee a place located at RUANGWA TOWN CENTER described as **Plot 174 block L** , in consideration rent of Tshs **3,000,000** for the period of one year (subject of the terms and conditions contained in this agreement.
 - (a) The rent shall be paid in advance i.e. 12months
 - (b) That the lessor who is the owner of the said house in consideration of the agreed sum has undertaken to allow the lessee to take on lease of the said house.
 - (c) That the lessor shall allow the lessee to occupy the Place for a period of one year commencing on 01.07.2024.This lease shall terminates on 31.12.2029.
 - (d) That the lease may be terminated by either party after giving the other party three months notice in writing to terminated the lease.

THE LESSEE HEREBY AGREES:

1. (a) To take due and proper care of the premises and to keep the same in a tenatable state of repair and to preserve form loss and injury and From deterioration far as possible (fair wear and tear only accepter.)
- (b) To be responsible for all damage caused by the negligent or willful act of the lessee of his servant, agent or guests to the premises and to repair the same forthwith.

- (c). To be responsible for the loss and damage of their property due to theft in their office during day time hours.
- (d) To be responsible for the loss and damage of their properties due to thief in their office during day time hours .
- (e) The lessee shall not make any alterations or additions to the demised premises without the authority of the Lessor.
- (f) Not to assign, sublet, underlet any part of the leased premise without the write consent of the Lessor.
- (g). To use and occupy the demised premises solely and exclusively for commercial purposes only.

2. THE LESSOR HEREBY AGREES:

- (a) To pay all land and other Government taxes for the premises including withholding tax on rental income (i.e.10percent of the rental amount).
- (b) To pay water and garbage collection bills from the date of occupation up to the date of vacation.
- (c) To be responsible for washroom and environmental clearness.
- (d) To be responsible for the loss and damage due to burglary, house breaking and theft (i.e. external security at night).
- (e) Handover the premises free from any encumbrances or unpaid bills.
- (f) To repair and replace necessary damages caused by age and weakness to party of the building natural catastrophe e.g. earthquake, fire, lightning and the like.
- (g) On written request of the lessee made at least tree months before expiration of the lease hereby created provided there is no existing breach or non-observance of any stipulations of provision herein contained then to grant to the lesser a further agreement with respect to the premises and contents for a further term at to be agreed upon by the parties concerned.

IN THE WIRTNESS WHERE OF the parties hereby duly executes these presents in the manner and on the day and year hereinafter appearing.

Signed and Delivered at dsm by the said
SUZAN KUNDI JILALA who is known to me personally/
introduced to me by.....
the later being known to me in my presence
this...1.....Day of JULY.....2024

Full Name : SUZAN R. JILALA
Signature : [Signature]
Postal Address: T.816 D. SALAM
Designation :

[Signature]
.....
LESSOR

Signed and Delivered at dsm by the said
SINOSTAR MINERALS LIMITED who is known to me personally/
introduced to me by.....
the later being known to me in my presence
this.....Day of2024

Full Name : YUAN ANG
Signature : [Signature]
Postal Address: 10171 D. SALAM
Designation :


[Signature]
