

LEASE AGREEMENT

Between

JU YE CONCRETE CO LIMITED

SUNSHINE CARD HIGH TECHNOLOGY Of Box 4490 DAR ES SALAAM (hereinafter called "Lessor", which expression shall, where the context so admits, include his legal personal representative) of the part.

And

M/S JU YE CONCRETE CO LIMITED of Box 3496 DAR ES SALAAM (hereinafter called LESSEE, which expression shall, where the context so admits, include its liquidators, receivers and successor in interest) of the other part.

WHEREAS the LESSOR is the beneficial owner of all that property on **PLOT NO. 38AB MIKOCHE NI INDUSTRIAL AREA WARIOBA STREET** hereinafter called "the office and CONSTRUCTION CHEMICAL

WHEREBY IT IS AGREED as follows:

1. That the lessor leases a **PLOT NO. 38AB MIKOCHE NI INDUSTRIAL AREA WARIOBA** (here in after referred to as "the said property") for a period of twenty-five years (25) effective from 1st February 2021 (hereinafter called "the effective date) at a monthly rent TSH 2,000,000/= Tanzania shillings one million and payable in advance for one year amounting to Tshs. 24,000,000/=
2. All lease payments due and made by the lessee to the lessor under this agreement shall be made through the lessor bank account
3. The upon execution of this agreement and payments of rents as started above, the lessee shall thereafter be entitled to enter into full possession of the said property
4. That the lessee shall not carry out any alteration to the said property without prior written consent of the lessor. During the term of the lease, the lessee undertakes to develop/construct the said property with his own expenses upon obtaining consent from the lessor
5. That the lessee shall not sublet or part with the possession of the said property without written consent of the lessor
6. That the lessee shall use the said property for his lawful business purposes only
7. That the lessee agrees to maintain the said property and to give back full vacant possession on the said property to the lessor at the expiry of this lease

