

## LEASE AGREEMENT

THIS AGREEMENT is made on ..04... day of .....SEPTEMBER..... 2024.....

### BETWEEN

**MOHAMMED ABDALLAH**, of P. O Box 3624, Dar Es Salaam (hereinafter called the “**LANDLORD**”) of the one part.

**DONFENG ZHAOHONG AUTO SALES SERVICE CENTRE LIMITED** of P.O Box 7409, Dar Es Salaam (Hereinafter called the “**TENANT**”) of the other part.

- A. WHEREAS** the LANDLORD is the lawful owner of that property ,Street, bwawani road Kinondoni in Dar es Salaam city (Herein after referred to as the demised premises) and that he desires to lease the said premises to the TENANT.
- B. WHEREAS**, the TENANT is desirous and willing to rent the said premises at an agreed consideration, and upon the terms and conditions herein after set forth.

### NOW THEREFORE THIS AGREEMENT WITNESSTH;

1. That the LANDLORD agrees to make available to the TENANT for exclusive use of the part mentioned demised premises at the consideration of Tanzania Shillings Seven Hundred Thousand only (150,000/=). (Hereinafter referred to as “the Monthly Price).
2. That, the contract period shall be twelve months (12 months) and the modality of payment shall be as stipulated herein as follows.
3. That, the payment of the said rent shall be payable from 01<sup>st</sup> Sept, 2024.
4. That, the parties herein agreed on the date of commencement of this Agreement to be on 01<sup>st</sup> Sept 2024 to pave way for the Tenant to make rehabilitation of the premise suitable for his business construction of materials.
5. That, the Landlord covenants that he is the lawful owner of the premises with full power and authority to enter into this contract.
6. That, the Landlord agrees to permit the Tenant to peacefully and quietly possess and enjoy the demised premises during the duration of the lease.
7. That, the Tenant further undertakes liabilities attached to this lease including electricity and water bills from the date of commencement of the lease up to the end of the lease period

8. That, the Tenant covenants that he shall keep the demised premises and fixtures thereof in a good tenable condition throughout the period of the Lease and upon expiration of this Lease shall return the premises in good and maintainable condition as it was handed over to them.
9. That, the Landlord with or without his works men, and upon a reasonable notice to the Tenants shall be at liberty during the daytime to enter and inspect the demised premises.
10. That, for all intent and purpose the premises is demised unto the Tenants for commercial purpose of construction of materials. Further that the Tenant covenant that during the term of the said Lease shall never engage themselves, their agents or any person deriving authority from them selling in the demised premise any kind and description of alcohols.
11. That, in case the Tenant does any renovation work of the premise at its costs; it shall remain to be owned by the Tenant during the lease period and after the expiry of the lease period.
12. That, the Landlord would agree the same as referring to *paragraph 11* in the above, only if a prior information is given and such renovation does not cause any harm and irreparable loss of the property leased in fixing it or removing it or whatsoever during and after the expiry of lease period.
13. That, in the absence of breach of covenant stipulated herein the Tenant shall be entitled to renew this Lease upon its determination for a similar period subject to review of the rent payable during the subsequent tenancy period. Parties may serve to the other party's 14days notice of the intention of renewal of the Lease period.
14. That, in the events any parties to this agreement terminated the contract then Landlord shall reimburse the Tenant for the costs incurred if any.
15. That, in the Tenant intends to terminate the contract with the Landlord, he shall give a 90 days' notice of intention to terminate.
16. Any variation, amendments to this contract shall be mutually agreed upon.

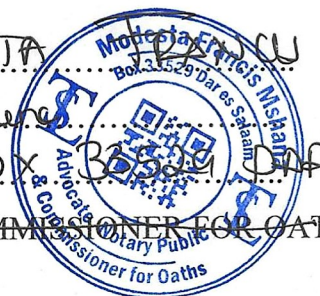
IN WITNESS WHEREOF the Parties have signified their acceptance to be bound by the terms and conditions of this agreement by appending their names and signatures in the manner appearing hereunder.

SIGNED and DELIVERED by the  
said Mohammed Abdallah  
who is known to me personally / introduced to me by  
.....the later being known to  
me personally this 04 day of 09 2024

}  
.....  
**LANDLORD**

**BEFORE ME:**

NAME..... Modesta Francis Msthan  
SIGNATURE..... [Signature]  
ADDRESS..... P.O. Box 33529 Dar es Salaam  
QUALIFICATION: COMMISSIONER FOR OATHS ADVOCATE



SIGNED and DELIVERED by the  
said **WEI YONGXING**  
the Director of **DONFENG ZHAOHONG AUTO SALES SERVICE CENTRE LIMITED**  
who is known to me personally / introduced to me by  
.....the later being known to  
me personally this 04 day of 09 2024.

}  
Wei Yongxing  
**TENANT**

**BEFORE ME:**

NAME..... Modesta Francis Msthan  
SIGNATURE..... [Signature]  
ADDRESS..... P.O. Box 33529 Dar es Salaam  
QUALIFICATION: COMMISSIONER FOR OATHS

