

**LEASE AGREEMENT**

**BETWEEN**

**TRACTORS AND FARM INPUTS (T) LIMITED**  
(the "LESSOR")

**AND**

**ANBO INTERNATIONAL CO. LIMITED**  
(the "LESSEE")

*[Handwritten signature]*

## LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Agreement") is made and entered into this .....<sup>15<sup>th</sup></sup> day of .....<sup>AUGUST</sup> 2023.

### BETWEEN

**TRACTORS AND FARM INPUTS (T) LIMITED**, a limited liability company registered under the laws of the United Republic of Tanzania with Incorporation No: 38249 and TIN No: 100-262-517, of P.O. Box 1124, Dar es Salaam (hereinafter called the "**Lessor**") which term shall, unless the context does not so permit, include its successors and assignees in title), of the one part.

### AND

**ANBO INTERNATIONAL CO., LIMITED**, a limited liability company registered under the laws of the United Republic of Tanzania with Incorporation No: 155340193 and TIN No: 155-340-193, of P.O. Box 105353, Dar es Salaam (hereinafter called the "**Lessee**") which term shall, unless the context does not so permit, include its successors and assignees in title), of the other part.

### WHEREAS: -

- A. The Lessor is the legal and registered owner of the land with **Certificate of Title No. 186066/92** situated at **Plot No. 35, Gerezani Industrial Area** within the **City of Dar es Salaam**, Tanzania. (hereinafter referred to as "**the Demised Premises**").
- B. The Lessor is desirous of leasing part of the said parcel of land measuring Nineteen Thousand One Hundred and Ninety-Four (19194) square meters and the Lessee is desirous to lease and become a Lessee in the said Landed Property subject to the terms and conditions of this Agreement.
- C. The title to the Demised Premises is free from any encumbrances whatsoever and the Lessor hereby acknowledges the non-existence of any other lease.

### NOW THIS AGREEMENT witnesses as follows: -

#### 1. TERM

- 1.1 In pursuance of the said Agreement and the conditions hereinafter contained, the Lessor **HEREBY LEASES** to the Lessee the Demised Premises with **Certificate of Title No. 186066/92** situated at **Plot No. 35, Gerezani Industrial Area** within the **City of Dar es Salaam**, Tanzania for the term of **Twelve (12) years** commencing from the **15<sup>th</sup> August, 2023 to 14<sup>th</sup> August, 2035**. The lease may be renewable for another term subject to good business relationship existing between the parties and by a mutual agreement of the parties.
- 1.2 The Lessor warrants that it shall not terminate the Lease in the **first four (4) years** of the Term of this Lease Agreement for any other reason except there is a breach of rental payment by the Lessee.
- 1.3 In the event the Lessor terminates the Lease prior to the first four (4) years, the Lessor will compensate the Lessee with the annual rent of that year against the structure that the Lessee has built up until the time of this Termination.



1.4 In the event the Lessor terminates the Lease between 5<sup>th</sup> to 8<sup>th</sup> year, the Lessor will compensate the Lessee with the six months' rent of that year against the structure that the Lessee has built up until the time of this Termination.

1.5 In the event the Lessor terminates the Lease between 9<sup>th</sup> to 12<sup>th</sup> year, the Lessor will not compensate the Lessee against the structure that the Lessee has built up until the time of this Termination.

## 2 RENT

2.3 The monthly rent for the 1<sup>st</sup> and 2<sup>nd</sup> years shall be **United States Dollars Thirteen Thousand only (USD 13,000) VAT Exclusive respectively**, to be paid in advance as stated below:

A. The rent for 1<sup>st</sup> year and 2<sup>nd</sup> years:

**1<sup>ST</sup> YEAR – 15<sup>th</sup> August 2023 to 14<sup>th</sup> August 2024**, rent shall be paid in advance as follows:

- i. The Lessor has agreed to allow Lessee a rent- free **six (6) months'** period which shall commence from **15<sup>th</sup> August 2023 to 14<sup>th</sup> February 2024**.
- ii. The Lessee shall pay an amount of **United States Dollars Seventy- Eight Thousand Only (USD 78,000)** as six months' rent on or before 01<sup>st</sup> September 2023.
- iii. **2<sup>nd</sup> year- 15<sup>th</sup> August 2024 to 14<sup>th</sup> August 2025** six (6) months in advance to be paid by or before 14<sup>th</sup> February and 14<sup>th</sup> August.

The rent for the remaining term shall be divided in two intervals of five (5) years each and be paid as stated below:

B. The rent for the third year to the seventh (3<sup>rd</sup> – 7<sup>th</sup>) from **15<sup>th</sup> August 2025 to 14<sup>th</sup> August 2030**.

The rent shall be United States Dollars **Sixteen Thousand Five Hundred (USD 16,500) per month**. Thus, the annual rent payable for these five years of the lease shall be **United States Dollars One Hundred Ninety-Eight Thousand (USD 198,000)**. The rent shall be paid in two instalments of six months in advance by or before 14<sup>th</sup> February and by or before 14<sup>th</sup> August of each year.

C. The rent for the eighth year to the twelfth (8<sup>th</sup> – 12<sup>th</sup>) from **15<sup>th</sup> August 2030 to 14<sup>th</sup> August 2035**.

The rent shall be **United States Dollars Twenty Thousand (USD 20,000)** per month. Thus, the annual rent payable for the last five years of the lease shall be **United States Dollars Two Hundred Forty Thousand (USD 240,000)**. The rent shall be paid in two instalments of six months in advance by or before 14<sup>th</sup> February and 14<sup>th</sup> August of each year.

D. If the government expropriates the part from between the entrance and the small river, the rent shall be lowered. And the reduced rent amount is as follows:

- a. From 15<sup>th</sup> August 2023 to 14<sup>th</sup> August 2025, reduced rent by \$3250 per month.

- b. From 15<sup>th</sup> August 2025 to 14<sup>th</sup> August 2030, reduced rent by \$4125 per month.
- c. From 15<sup>th</sup> August 2030 to 14<sup>th</sup> August 2035, reduced rent by \$5000 per month.

The rent paid by the Lessee will be reduced in proportion to the ground area less rented. The Lessee shall not build any permanent structures on the road reserve area or near water source which may cause any kind of blockage.

- E. In the future, if the Lessor needs to utilise a portion of the 25-meter-wide site at the back side of the plot to build the owner's own warehouse, the rent paid by the lessee will be reduced in proportion to the ground area less rented

**2.4** The Lessee shall effect all payments either in United States Dollars or Tanzania Shilling at an agreeable exchange rate.

**2.5** The Lessee hereby agrees that upon signing of this Agreement therefrom the Lessee shall promptly pay the rent as specified without any further demand or notice. The rent payment forms as essence of this contract and Lessee shall bind themselves to pay the rent in specified manner.

**2.6** In the event that the Lessee fails to make the rental payment within the agreed time, the Lessee shall incur a penalty of **USD 156 per day** in addition to the outstanding rent for each day of delay, commencing from the due date until the payment is made in full.

**2.7** If the Lessee fails to cure the default within **thirty (30) days** period, the Lessor shall have the right to terminate this Agreement immediately, and the Lessee shall vacate the premises within **90 days** of receiving the termination notice. The Lessor shall set off the rent unpaid from the Security Deposit in addition to any other remedies available to recover the outstanding rent.

**2.8** The Lessor shall be entitled to all unpaid rent until the day she will receive the vacate possession of the Demised Premises. The Lessor shall be entitled to all remedies available under applicable law to recover possession of the premises and any unpaid rent, penalties, and costs incurred as a result of the Lessee's default including sale of machinery and equipment of tenant in event of failure to recover the amount of the unpaid dues under this Lease. In event of early termination resulting from a breach of the contract and/or at the end of the expiration of the term any renewal thereafter, the Lessor right of recovery of unpaid dues will take first priority whether registered or not among the creditors and that all structures or buildings constructed by the Lessee above the ground shall belong to the Lessor.

### **3 RENT REVIEW**

The Lessor shall review the rent at the end of the term of this Lease Agreement. The Lessor shall give a notice on writing to the Lessee at least **Eighteen (18) Months** before the Review Date. The rent will be reviewed to meet the minimum market rent at the time of the Review.



#### 4 SECURITY DEPOSIT

The Lessee shall deposit a Security Deposit equal to **Three (3) months'** rent in the amount of United States Dollars **Thirty-Nine Thousand (USD 39000) to the Lessor by or before 16<sup>th</sup> August 2023**. The security deposit shall be held by the Lessor as a security for the performance of the Lessee's obligations and all the terms, covenants, conditions of this Agreement. The security deposit shall not be considered as payment of rent for any month. Upon early termination of this Agreement and subject to the terms and conditions contained herein, the Lessor shall refund the Security Deposit to the Lessee within a period not exceeding **fourteen (14) working days** subject to the deduction of any unpaid rent, stamp and tax due, damages, penalties, or costs incurred due to the Lessee's breach from the security deposit. In event that Security deposit is used for any set off against the unpaid rent, the Lessee will pay VAT due to the Lessor within 7 days from the date of set off.

#### 5 FIT- OUT PERIOD

The fit-out period is a **six- months'** rent-free period which shall begin from **15<sup>th</sup> August 2023 to 14<sup>th</sup> February 2024** excluding the rent term to allow the Lessee to build and set up the Demised Premises including any repair, refurbishments, renovation, at her own Cost. This period shall not be extended. In event of the delays, caused by Lessee or her Contractors, the rent term shall commence as stated above.

#### 6 RENEWAL OF THE TERM

Upon expiry of the term, and upon the Lessee's fulfilment of the terms and conditions of this Agreement, the parties may renew the terms of this Agreement, by giving the Lessor **Twenty-Four (24) months** written notice of the intention to renew the Lease on the terms and conditions to be agreed between the parties.

#### 7 TAXES AND DUTIES

- 7.3 The Lessee shall pay 1% Stamp duty of the annual rent to Tanzania Revenue Authority within thirty (30) days of signing this Agreement and shall provide a copy of stamped Lease and proof of payment for the Lessor's record.
- 7.4 The rent mentioned hereinabove is VAT exclusive. The Lessee shall pay 18% VAT point for each payment and the Lessor shall issue a VAT receipt for the corresponding amount.
- 7.5 Further, the Lessee shall directly pay 10% of the withholding tax each time it pays the rent, which means that 10% of the amount of rent paid each time will be directly used to pay the withholding tax of the Lessor.

#### 8 NON- MORTGAGE USE

The Lessee acknowledges and agrees that this Lease shall not be used for any mortgage or financing purposes, and the Lessee shall not pledge or encumber the Demised Premises as collateral for any loans or financing arrangements, such acts shall be deemed invalid and/or a breach of this Agreement.



## 9 LESSEE'S RIGHTS AND OBLIGATIONS

The Lessee hereby covenants with the Lessor as follows: -

- 9.3 To pay the reserved rent amount as required, observe and perform all its obligations at the time and in the manner herein provided.
- 9.4 To preserve the environment at all times and protect the soil from soil erosion and do all things that may be required by the authorities responsible for environment.
- 9.5 To protect the beacons on the Land throughout the term of the Lease.
- 9.6 To occupy the Demised Premises for the Lessee's general industrial activities and Commercial Purposes only. The Lessee shall not change the use of the Demised Premises without the prior approval of the Lessor.
- 9.7 To pay, bear and discharge all charges in respect of consumed electricity and light used, security, water and sewage charges, insurance refuse disposal, telephone (if any), annual property tax, internet and all service charges imposed by the City, Municipal, Township or District Authority attributable to the Demised Premises during the said term;
- 9.8 To obtain all consents, authorizations and permissions, whether from local, municipal or rather public authorities required for the Lease.
- 9.9 To pay any and all applicable rates, taxes, assessments, duties, charges, impositions, including stamp duty and withholding tax and any other costs of a similar nature which are now or during the Term shall be charged, assessed or imposed upon the Demised Premises or upon them by the relevant authorities.
- 9.10 To keep the interior of the Demised Premises and all the appurtenances thereof including doors, windows, water taps, basins, internal sanitary apparatus, electric wires and lights, fittings and all the Lessor's fixtures and fittings, waste water drains and other pipes, and the painting and decoration thereof in good, clean and tidy condition throughout the term (fair wear and tear damage excepted).
- 9.11 To be responsible for and to indemnify the Lessor the cost of making good any stoppage or damage to the drainage system and against all damages occasioned to the Demised Premises or any adjacent or neighbouring premises or to any person which shall be caused by any act, default or negligence, carelessness or misuse of the Lessee.
- 9.12 To allow the Lessor or his agents or officers to inspect the Demised Premises from time to time having received a minimum of Seventy- Two (72) hours' advance notice from the Lessor before entering the Demised Premises. The Lessee agrees to cooperate with the Lessor to facilitate the inspection and ensure that access to the premises is provided.
- 9.13 Not to use the Demised Premises or any part thereof for any illegal or immoral purpose or keep or permit to be kept on the Demised Premises any materials of dangerous explosive nature or the keeping of which may contravene any statues or local regulation or by-laws or to carry on or do anything that may constitute a nuisance to public nature because of disturbance or annoyance, or danger to neighbors or public.



9.14 The Lessee shall insure and keep insured the Demised Premises against loss or damage from fire to the full replacement value thereof.

9.15 Without prejudice to generality of the above, the Lessee shall comply in all respects with the provisions of any statutes, regulations, and any other obligations imposed by law or by any by-laws applicable to the Demised Premises.

## 10 LESSOR'S RIGHTS AND OBLIGATIONS

The Lessor hereby covenants with the Lessee as follows: -

10.3 That the Lessee paying the rent hereby reserved and observing and performing the covenants stipulated herein on his part contained shall peaceably hold and enjoy the Demised Premises during the said term without any interruption by the Lessor or any other person rightfully claiming under or in trust for the Lessor.

10.4 That, for all safety and security purposes, the Lessor shall not in any case cause or conduct any activity that will interfere with the operations of the Premises and/ or Lease the remaining part of the Demised Premises to another and/ or disturb the peaceful and safe operations of the business of the Lessee at the leased premises.

10.5 That the Demised Premises shall not bear any encumbrances so as to affect the Lease of the Demised Premises against the rights of the Lessee for the Lease period stipulated below.

10.6 To pay the annual property tax and land rent.

## 11 SUB-LETTING AND ASSIGNMENT

The Lessee agrees that they shall not sublet, assign, or transfer their rights, interests, or obligations under this Lease Agreement to any third party without the prior written consent of the Lessor, which such consent when sought shall not be unreasonably withheld or delayed. Any attempt to sublet, assign, or transfer the Premises or any part thereof without such consent shall be deemed null and void.

## 12 NON- COMPENSATION

12.3 The Lessee acknowledges and agrees that, in the event of early termination resulting directly from any negligent act or omission of the Lessee, his agents, employees, or authorised officers or any other circumstances leading to the conclusion of this Lease Agreement, the Lessor shall not be obligated to compensate the Lessee for any amount of the rent paid or as stipulated in Clause 1.2 to 1.4 above.

12.4 The Lessee also agrees that Lessor shall not be obligated to compensate against the build up area during the term of this Lease Agreement in the event of a default caused by the Lessee.

12.5 The fixtures and fittings which may not be removed by the Lessee at the end of the term of the Lease Agreement, the Lessee may make an offer to the Lessor to purchase the same, at the discounted rate considering its reasonable state for further use.

12.6 This clause shall survive the termination or expiration of this Lease Agreement.

### 13 FIXTURES AND FITTINGS

The Lessee shall have the right to install, affix, or attach fixtures and fittings or other immovable things on the Demised Premises for the purpose of carrying out their general industrial activities. In the event that the Lessee constructs a structure or undertakes any improvements on the Demised Premises during the term of this Lease Agreement, the Lessee shall have the option to remove any fixtures and fittings installed by them, provided that such removal does not cause structural damage to the premises or adversely affect its use or condition. Upon the expiration or termination of this Agreement, the Lessee shall have the responsibility to restore the premises to its original condition, subject to normal wear and tear, and shall indemnify the Lessor against any damages or costs resulting from the installation, removal, or restoration of fixtures and fittings.

### 14 BREACH OF AGREEMENT

- 14.1 In the event of any breach of the terms, conditions, or covenants set forth in this Lease Agreement by either party ("Breaching Party"), the non-breaching party ("Non-Breaching Party") shall have the right to take appropriate legal action to enforce the terms of this Agreement and seek remedies available under applicable law.
- 14.2 Upon identification of a breach by the Breaching Party, the Non-Breaching Party shall provide written notice specifying the nature of the breach and the actions required to remedy the breach. The Breaching Party shall have a period of **Thirty (30)** days from the receipt of such notice to cure the breach.
- 14.3 If the Breaching Party fails to cure the breach within the specified cure period, the Non-Breaching Party shall have the right to terminate this Lease Agreement by providing written notice to the Breaching Party. The termination shall be effective upon the expiration of **Thirty (30) days** from the date of the termination notice.

### 15 TERMINATION

- 15.1 This Agreement shall terminate on the **expiry of the lease term** herein reserved or by breach of any covenant in the Agreement. If the Lessee shall have reasonably performed and observed the several stipulations herein contained on his part to be performed and observed up to the termination of the term hereby granted then the Lessor may let the Demised Premises to the Lessee upon receiving the renewal request for the further term and on such conditions as will be mutually determined by both parties for the new term.
- 15.2 In the event that either Party seeks to terminate this Agreement earlier than the specified term, they may do so by mutual written consent upon a prior notification of **Nine (9) months** to the other party.
- 15.3 Termination of this Agreement shall only be initiated by the Lessor in the event of a material breach or non-performance of any terms, conditions or covenants outlined in this Agreement by the Lessee. If upon breach by the Lessee of any covenant or other term of this Agreement, it shall be lawful for the Lessor or any person or persons duly authorized by the Lessor, in their behalf, to give written notice of not less than **Thirty (30) days** to the Lessee to remedy the default. If the breach is not remedied within the said period, the

Lessor shall have the right to immediately terminate this Agreement and all rights of the Lessee hereunder, in which event the Lessor may exercise right of re-entry and forfeiture and take possession of the Demised premises thereof and expel or remove Lessee and its effects without being liable to prosecution or any claim for damages therefrom and the Lessee shall not be entitled to any compensation or refund for investments made on the Demised Premises.

## 16 FORCE- MAJEURE

- 16.3 For the purposes of this Agreement, a "force majeure event" will mean:
- i. war, whether declared or not, civil war, civil violence, riots and revolutions, acts of piracy, and acts of sabotage;
  - ii. natural disasters such as violent storms, cyclones, earthquakes, tidal waves, floods, and destruction by lightning;
  - iii. explosions, fires, destruction of machines and of any kind of installations;
  - iv. boycotts, strikes, and lock-outs of all kinds, go-slows, occupation of factories and premises, and work stoppages;
  - v. acts of authority, whether lawful or unlawful, apart from acts for which the Party seeking relief has assumed the risk by virtue of any other provisions of this Agreement;
  - vi. Pandemic, such as COVID-19 which has the effect on the operation of the business such as a lock down.
- 16.4 In the event that a Force Majeure Event occurs that may affect the performance of this Agreement, the affected party shall promptly notify the other party in writing, providing details of the Force Majeure Event and its anticipated impact on the party's ability to perform. The affected party shall provide such notice within a reasonable time from the occurrence of the Force Majeure Event or as soon as practicable under the circumstances.
- 16.5 Upon the occurrence of a Force Majeure Event, the affected party's obligations under this Agreement may be suspended during the duration of the Force Majeure Event. The party affected shall use reasonable efforts to mitigate the impact of the Force Majeure Event and resume the performance of their obligations as soon as the Force Majeure Event ceases.
- 16.6 The affected Party will use all reasonable endeavors both to notify the other Party of the end of the force majeure event and to recommence its affected operations as soon as reasonably practicable in order for it to perform its obligations under this Agreement.
- 16.7 The affected Party will use all reasonable endeavors to bring the force majeure event(s) to a close or to find a solution by which this Agreement may be performed despite the continuance of the force majeure event.
- 16.8 The Parties agree that, should the force majeure event last more than **forty-five (45) days**, then either Party may terminate this Agreement by giving **Thirty (30) days'** written notice to the other Party, and in such event the Parties will be restored to the status quo or remain the existing status according to mutual agreement, in so far as reasonably possible.



## 17 NOTICES

All notices, requests, consents, demands, waivers and other communications, duly given by either party, shall be in the English language, and shall be sent by hand delivery, prepaid post letter or other speedier mode of communications or transmittal whether manual or electronic including but not limited to telefax and E-mail to the addresses set forth below: -

**For the Lessee:**

**ANBO INTERNATIONAL CO. LIMITED**

P.O. Box 105353

Dar es Salaam – Tanzania

Email: anbocompanyltd@gmail.com

**For the Lessor:**

**TRACTORS AND FARM INPUTS (T) LIMITED**

P.O Box 1124

Dar es Salaam, Tanzania.

Email: ssultan@shaw.ca

## 18 GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

## 19 DISPUTE RESOLUTION

- 19.3 Should any dispute or difference arise between the Parties to or in connection with this Agreement (or its construction, operation or termination) or other arrangements between them connected with its implementation, which the Parties have been unable to settle amicably, then that dispute or difference shall, upon agreement by both Parties, be referred to Mediation whereby a Mediator shall be jointly chosen by the Parties to mediate.
- 19.4 If the dispute has failed to be resolved by Mediation the same shall be referred to Arbitration by the Parties. Further, each Party shall appoint one arbitrator and the two appointed arbitrators shall appoint an umpire who shall arbitrate the matter to its finality and their decision shall be final and conclusive. The Arbitration proceedings shall be construed in accordance with *the Arbitration Act, Cap. 15 of the Laws of Tanzania R.E. 2019* and the arbitration shall take place in Dar es salaam, Tanzania.

## 20 GENERAL TERMS AND CONDITIONS

It is provided always and hereby expressly agreed and declared as follows: -

- 20.3 The relationship between the Parties shall be limited to the performance of the terms and conditions of this agreement. Nothing herein shall be construed to create or to permit any Party to bind the other except as set forth in this Agreement.
- 20.4 The rights and remedies of the Lessee and Lessor herein are cumulative and not exclusive of any right or remedies provided by the law or otherwise.
- 20.5 This agreement constitutes the entire agreement between the parties pertaining to the subject matter contained in it, and supersedes all prior and contemporaneous agreement, representations, warranties and understandings of the parties. No supplement, variation or amendment of this agreement shall be binding unless mutually discussed, understood and accepted or executed in writing by both parties hereto. No waiver shall be binding unless in writing signed by the party making the waiver.
- 20.6 No agreement varying, adding to, deleting from or canceling this Agreement shall be effective unless reduced in writing and signed by or on behalf of the parties.
- 20.7 In case any one or more of the provisions contained in this Agreement shall for any reason be held to be void, voidable, invalid, illegal or otherwise unenforceable, or indications to that effect are received by either of the parties from any competent authority, the parties shall use their best efforts to achieve the purpose and intention of the relevant provision by amending this Agreement and by adding a new legally valid and enforceable provision and the said invalid, illegal and unenforceable provision shall be deemed never to have been contained herein.
- 20.8 Except in the case of express waiver, the fact that one Party does not exercise all or any part of its rights, which are conferred upon it by this Agreement, shall not constitute in any event a waiver, or abandonment of the rights not exercised.

IN WITNESS WHEREOF THIS AGREEMENT HAS BEEN DULY EXECUTED by the parties in the manner and on the day and the year hereinafter appearing.

### LESSOR:

SEALED with the COMMON SEAL of the said  
TRACTORS AND FARM INPUTS (T) LIMITED  
and DELIVERED in our presence this 15 day of  
AUGUST 2023

SEAL

Full Name: SAKINA REHMANJI

Signature: Rehmanje

Address: P.O. Box 7226 DAR-ES-SALAAM

Designation: DIRECTOR

Full Name: SUKTIANAWI REHMANJI

Signature: *[Handwritten Signature]*

Address: BOX 7226 DARESSALAMAM

Designation: DIRECTOR/ COMPANY SECRETARY

BEFORE ME:

Full Name: VIDYA - J. GOHEL

Signature: *[Handwritten Signature]*

Address: P - O Box 5163, DAR ES SALAAM

Designation: COMMISSIONER FOR OATH/ NOTARY PUBLIC



LESSEE:

SEALED with the COMMON SEAL of the said ANBO INTERNATIONAL CO. LIMITED and DELIVERED in our presence this 15<sup>th</sup> day of AUGUST 2023



Full Name: 黄家正 Huang Jiazheng

Signature: *[Handwritten Signature]*

Address: DAR-ES-SALAMAM

Designation: DIRECTOR

Full Name: 陈益光军 CHEN YI HUI

Signature: *[Handwritten Signature]*

Address: DAR-ES-SALAMAM

Designation: DIRECTOR/ COMPANY SECRETARY

Receipt No. 1,792, 291.80  
9984112732279  
15/09/2023  
*[Handwritten Signature]*

*[Handwritten Mark]*

**BEFORE ME:**

Full Name: HIGHNESSQUEEN ANANDE KITTEN

Signature: [Handwritten Signature]

Address: 38 ALY, DSM

Designation: **COMMISSIONER FOR OATH/ NOTARY PUBLIC**



[Handwritten signature]

RENT SCHEDULE

S/N	Description	Amount (USD)	Payment Date	Remarks
1	Rent for Aug. 15 <sup>th</sup> 2024 to 14 <sup>th</sup> Feb.2025	<b>78,000 USD</b>	15 <sup>th</sup> Jul. 2024 to 14 <sup>th</sup> Aug.2024	2nd year
2	Rent for Feb. 15 <sup>th</sup> 2025 to 14 <sup>th</sup> Aug.2025	<b>78,000 USD</b>	15th Jan. 2025 to 14th Feb.2025	2nd year
3	Rent for Aug 15 <sup>th</sup> 2025 to 14 <sup>th</sup> Feb 2026.	<b>99,000 USD</b>	15 <sup>th</sup> Jul. 2025 to 14 <sup>th</sup> Aug. 2025	3 <sup>rd</sup> year
4	Rent for Feb. 15 <sup>th</sup> 2026 to 14 <sup>th</sup> Aug 2026.	<b>99,000 USD</b>	15th Jan. 2026 to 14th Feb.2026	3 <sup>rd</sup> year
5	Rent for Aug 15 <sup>th</sup> 2026 to 14 <sup>th</sup> Feb 2027.	<b>99,000 USD</b>	15 <sup>th</sup> Jul. 2026 to 14 <sup>th</sup> Aug. 2026	4 <sup>th</sup> year
6	Rent for Feb. 15 <sup>th</sup> 2027 to 14 <sup>th</sup> Aug 2027.	<b>99,000 USD</b>	15th Jan. 2027 to 10th Feb.2027	4 <sup>th</sup> year
7	Rent for Aug 15 <sup>th</sup> 2027 to 14 <sup>th</sup> Feb. 2028.	<b>99,000 USD</b>	15 <sup>th</sup> Jul. 2027 to 14 <sup>th</sup> Aug. 2027	5 <sup>th</sup> year
8	Rent for Feb. 15 <sup>th</sup> 2028 to 14 <sup>th</sup> Aug 2028.	<b>99,000 USD</b>	15th Jan. 2028 to 14th Feb.2028	5 <sup>th</sup> year
9	Rent for Aug 15 <sup>th</sup> 2028	<b>99,000 USD</b>	15 <sup>th</sup> Jul. 2028	6 <sup>th</sup> year

 

	to 14 <sup>th</sup> Feb 2029.		to 14 <sup>th</sup> Aug. 2028	
10	Rent for Feb. 15 <sup>th</sup> 2029 to 14 <sup>th</sup> Aug 2029.	<b>99,000 USD</b>	15 <sup>th</sup> Jan. 2029 to 14 <sup>th</sup> Feb.2029	6 <sup>th</sup> year
11	Rent for Aug 15 <sup>th</sup> 2029 to 14 <sup>th</sup> Feb 2030.	<b>99,000 USD</b>	15 <sup>th</sup> Jul. 2029 to 14 <sup>th</sup> Aug. 2029	7 <sup>th</sup> year
12	Rent for Feb. 15 <sup>th</sup> 2030 to 14 <sup>th</sup> Aug 2030.	<b>99,000 USD</b>	15 <sup>th</sup> Jan. 2030 to 14 <sup>th</sup> Feb.2030	7 <sup>th</sup> year
13	Rent for Aug 15 <sup>th</sup> 2030 to 14 <sup>th</sup> Jan 2031.	<b>120,000 USD</b>	15 <sup>th</sup> Jul. 2030 to 14 <sup>th</sup> Aug. 2030	8 <sup>th</sup> year
14	Rent for Feb. 15 <sup>th</sup> 2031 to 14 <sup>th</sup> Aug 2031.	<b>120,000 USD</b>	15 <sup>th</sup> Jan. 2031 to 14 <sup>th</sup> Feb.2031	8 <sup>th</sup> year
15	Rent for Aug 15 <sup>th</sup> 2031 to 14 <sup>th</sup> Feb 2032.	<b>120,000 USD</b>	15 <sup>th</sup> Jul. 2031 to 14 <sup>th</sup> Aug. 2031	9 <sup>th</sup> year
16	Rent for Feb. 15 <sup>th</sup> 2032 to 14 <sup>th</sup> Aug 2032.	<b>120,000 USD</b>	15 <sup>th</sup> Jan. 2032 to 14 <sup>th</sup> Feb.2032	9 <sup>th</sup> year
17	Rent for Aug 15 <sup>th</sup> 2032 to 14 <sup>th</sup> Feb 2033.	<b>120,000 USD</b>	15 <sup>th</sup> Jul. 2032 to 14 <sup>th</sup> Aug. 2032	10 <sup>th</sup> year
18	Rent for Feb. 15 <sup>th</sup> 2033 to 14 <sup>th</sup> Aug 2033.	<b>120,000 USD</b>	15 <sup>th</sup> Jan. 2033 to 14 <sup>th</sup> Feb.2033	10 <sup>th</sup> year
19	Rent for Aug 15 <sup>th</sup> 2033 to 14 <sup>th</sup> Feb 2034.	<b>120,000 USD</b>	15 <sup>th</sup> Jul. 2033 to 14 <sup>th</sup> Aug.	11 <sup>st</sup> year

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20	Rent for Feb. 15 <sup>th</sup> 2034 to 14 <sup>th</sup> Aug 2034.	<b>120,000 USD</b>	15 <sup>th</sup> Jan. 2034 to 14 <sup>th</sup> Feb.2034	11 <sup>st</sup> year
21	Rent for Aug 15 <sup>th</sup> 2034 to 14 <sup>th</sup> Feb 2035.	<b>120,000 USD</b>	15 <sup>th</sup> Jul. 2034 to 14 <sup>th</sup> Aug. 2034	12 <sup>nd</sup> year
22	Rent for Feb. 15 <sup>th</sup> 2035 to 14 <sup>th</sup> Aug 2035.	<b>120,000 USD</b>	15 <sup>th</sup> Jan. 2035 to 14 <sup>th</sup> Feb.2035	12 <sup>nd</sup> year

