

LEASE AGREEMENT


BETWEEN

**CHYNA ENTERPRISES AND TRADING COMPANY
LIMITED
(LESSOR)**

AND

**DAWN TECHNOLOGYCO.LIMITED
(LESSEE)**

RELATING TO THE LEASE OF PLOT 4,6&7 BLOCK J,AREA NO 36,913SQM

 **夸克扫描王**
极速扫描，就是高效



THIS LEASE AGREEMENT is made this 15 day of Dec 2024

BETWEEN

CHYNA ENTERPRISES AND TRADING COMPANY LIMITED of P.O. Box 79575 Dar es Salaam (hereinafter referred to as the "Lessor" which expression shall include the successors in title or assignee) of the one part

AND

DAWN TECHNOLOGYCO LIMITED Dar es salaam (hereinafter called the "Lessee" of the other part.

WHEREAS the Lessor and the Lessee (hereinafter referred to as the "parties" agree with each other in the following manner, that is to say the parties agree to enter into lease agreement for the premise leased by the lessor, that is the whole PLOT 4,6&7 in MKURANGA ROAD (hereinafter referred to as the "property") in **PWANI**.

AND

WHEREAS, the lessor is desirous of leasing the premises to the Lessee and the latter is desirous of receiving the premises from the Lessor for a consideration of USD Seven hundred and fifty only (USD 750\$) per month (hereinafter referred to as "rental fee" on the conditions hereinafter appearing:

1. Description of Premises

That the said leased property is on PLOT 4,6&7 in MKURANGA ROAD in PWANI. The square is 36,913SQM, The premises shall be used for warehouse, factory as well as residence for the staff as shall be agreed upon by both parties.

2. Duration

That the lease shall commence on the date of signing of this agreement and continue for a period of **THREE YEARS (3)** commencing on 15th day of Dec 2024 subject to renewal for another period to be agreed upon.

3. Payment of rental charges

That, the lessee covenants with the lessor that the lessee shall pay the Lessor the agreed rental fee in discussed ways, the rental fee shall be collected by the Lessor. That should the Lessee fail to pay any annual rental fee on the day the same becomes due, which is exactly the end of each year, the lessor has the right at once to terminate this Agreement.

4. Rates and or Taxes

That, the Lessee covenants with the Lessor that it shall be fully responsible for timely payment of all utility bills including but not limited to electricity bills, water bills, waste disposal bills, and any other bills resulting from use of facilities in the property or services provided to the Lessee in the premises by third parties on order of the Lessee until vacant possession thereof of the premises shall have passed to the lessor and the Lessee undertakes to indemnify the Lessor against all actions, proceedings, claims and demands arising out of and in connection with or incidental to the breach by the lessee of this covenant.

5. Lessee to Keep Premises clean

That the Lessee further covenants with the Lessor that it shall keep the premises clean and in a tidy condition and free from all rubbish or pools. Lessee have the right to build up buildings which they want in the open space in the property.

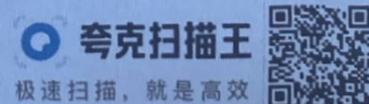
6. Un-Authorized additions/alterations

That the Lessor covenants with the Lessee that no alterations, renovations or any amelioration shall be made on the premises without the written consent of the Lessor having first been obtained

7. No unauthorized Sub-letting of Lease

That the parties covenants that the Lessee shall not assign his interest in the said Premises under or transfer this Agreement nor underlet the premises or part with the possession thereof without consent in writing of the Lessor.

8. Option of renewal



That the Lessee may, at the conclusion of the above mentioned period and subject to other conditions of Agreement stated hereinabove, and the Lessor being agreeable be allowed for a renewal of this lease on the terms and conditions to be mutually agreed. Provided that written notice of renewal is given by the Lessee to the Lessor at least two months beforehand.

9. Termination

That, should the Lessee fail to pay rental charges on the day the same become due or at the latest within one week thereafter or commit any breach of the terms or conditions of the Lease the Lessor shall have the right at once to terminate this Lease and to re-entry and take possession of the said premises and dispose thereof as he may think fit anything to the contrary herein contained notwithstanding and without prejudice to any claim on the Lessor's part for arrears of rent, damages or otherwise.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement the day and year above written or have caused this lease agreement to be executed by their respective officers thereunto duly authorized.

SIGNED for and on **BEHALF** of

the said

**CHYNA
ENTERPRISES AND TRADING COMPANY
LIMITED** this

December day of 17 2024

Name: GUO QUAN

Signature: 郭泉

Qualification: Director

SIGNED for and on **BEHALF** of the said

DAWN TECHNOLOGY CO. LIMITED

this December day of 17 2024

Name: SHAMN XIANG

Signature: 尚显

Qualification: Director



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Full Name..... Lin Jing Xiang chao.....
Signature..... [Signature].....
Postal address..... [Signature].....
Designation..... STAFF.....


BEFORE ME;

LEAH COSMAS MAGESA

[Signature]

COMMISSIONER FOR OATHS

 Leah Cosmas Magesa
P.O. Box 260 Arusha
Advocate, Notary Public &
Commissioner for Oaths

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