

LEASE AGREEMENT

This agreement Deed made at **KIBAHA** Day **11st** month **01** Year **2024**

BETWEEN

SINORAY INVESTMENT COMPANY LIMITD A Private person of P.O.BOX 105033 hereinafter referred as a Owner/Lessor of the first part.

WHEREAS the lessor is lawful owner and in lawful possession of the office located at **KIBAHA**, District **KIBAHA** Ward **KIBAHA**. Street **MIEMBESABA**, **PLOT NO 5**, **BLOCK D TIN 134 742 097**

AND

PEAK LUBRICANT COMPANY LIMITED a Limited Liability Company duly incorporated under chapter 2002 of the Tanzanian laws, P.O.BOX Dar es Salaam hereinafter referred as a Tenant/Lessee of the second part. Tell: 222182783.

This contract will valid and expires after a period of Five year from 2024 **unto**2028 renewable basis if required by both sides and by resigning Agreement Deed.

Please read this agreement carefully to ensure that you understand each provision, including our use of your location information, this agreement requires the use of arbitration on an individual basis to resolve disputes, rather than jury trials or class actions, and also limits the remedies available to you in the event of disputes.

This agreement includes parties commitment, and term of services, inspection features and documentations otherwise as described herein that are posted and any documents expressly referred to herein or therein, make up the complete agreement between you and supersede any and all prior agreements and understanding relating to the subject matter of this agreement.

And whereas the Lessor has agreed to lease the said premises and the Lessee has agreed to take on leased premises on the term and conditions as given below:-

1. The lessor lets the lessee takes the premise for the period of ^{one year} 6 months from 01.02.2024 to 31.01.2025, the lease is renewable for the further period as may be mutually agreed in writings as the rent payable on expiry of the lease period.
2. The rent of the leased premises shall be **TSH 700,000** per month, totaling to **TSH 8,400,000** for the whole period of the contract, the rent excludes WHT/SD.
3. The rent shall be paid full on the date of signing this agreement
4. The lessee shall regularly be paying water bills, telephone charges, electricity bills, services levy and all other entitled Government levies.
5. Any part can terminate the contract with a three months' notice. The lessor can only terminate this if there is a breaching of contract, and the lessee has to be served with three months' notice of the said breach of contract in order to rectify the situation, if the lessee fails to rectify the said breach then the lessor shall be at the liberty to terminate the said agreement after assurance of three months' notice.

In witness whereof the parties herein have duly executed these presents in the manner and on the day and the year hereinafter appearing

Signed by,

Lessor,

1st Director's Name: Othuman Abdallah Sign: [Signature]

2nd Director's Name: _____ Sign: _____

Lessee,

1st Director's Name: DONGLIN GUO Sign: [Signature]

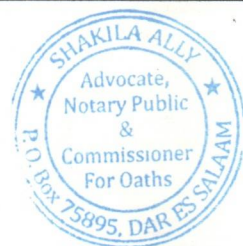
2nd Director's Name: YUDONG Sign: [Signature]



Certified by,

Name: SHAKILA ALLY Rank: ADVOCATE

Signature: [Signature] Seal



171-305-012

WHT = 840,000 / 100 = 8400

S-D = 84,000 / 100 = 840

[Signature]
15/01/2024

STAMP DUTY

Shs: 84,000/= Collected
Receipt No: 9984114618930 Date: 15/01/2024

[Signature]

Regional Manager - Kariakoo



NOTICE OF ORIGINAL/ADJUSTED/AMENDED ASSESSMENT

TIN : 171-305-012 **TAX :** WH(Rental Tax) **TAX DEBIT NO :** 691022896

TAXPAYER NAME: PEAK LUBRICANT COMPANY LIMITED

BLOCK NO : NIL

P.O.BOX : 105033

POSTAL TOWN : Dar es Salaam

Issuing Office: Regional Manager

/
Gerezani Street

Dar es Salaam, Tanzania

Date of Issue: 15 January 2024

Take note that you have been assessed under the Income Tax Act, 2004.

1. Tax for : WH(Rental Tax)	TSH.	84,000.00
Less already Paid-in	TSH.	
2. Reasons	<u>Provisional Original</u>	
*AMOUNT OF TAX DUE	TSH.	84,000.00
*INTEREST THEREON	TSH.	0.00
*TOTAL TAX AND OR INTEREST DUE	TSH.	84,000.00

TOTAL AMOUNT

84,000.00

MONTH-YEAR

2024

LAST DATE OF PAYMENT

15 January 2024

If payment is not made by the due date, proceedings for its recovery in accordance with the Tax Administration Act, 2015 will be commenced without further warning.

In case you were aggrieved with this assessment you may object by filling Objection to the Commissioner General within 30 days from the date of service of the assessment in accordance with the provision of section 51 of the Tax Administration Act, 2015 read together with its Regulations.

KABULA MWEMEZI
Regional Manager
Kariakoo Tax Region

Control No:

9984114618930



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Name of Account Holder(s): N/A
 Bank Account Number: N/A
 Name of Commercial Bank: N/A
 Mobile Phone: 0715074399

Please transfer from my/our account the amount of TZS 924,000.00
 Amount in Words: Nine Hundred Twenty Four Thousand Only

Value Date: 15/01/2024
 To: N/A
 Tanzania Revenue Authority

Account Number: N/A
 SWIFT Code: N/A
 Control Number: 9984114618930
 Taxpayer TIN: 171305012
 Taxpayer Name: PEAK LUBRICANT COMPANY LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Rental Tax	691022896	11310101	84,000.00
2	Rental Tax	691022794	11310101	840,000.00

Signature Date...../...../20.....
 Signature..... Date...../...../20.....

Bank use only
 Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.