

Rent Contract

THIS RENT CONTRACT is made on this 1st day of July 2024 by and between

Landlord: WU ZHOU INVESTMENT COMPANY UNITED

Tenant: KAINIU-INVESTMENT COMPANY LIMITED

1. Property

The Landlord agrees to rent to the Tenant the property located at Warehouse No. 2, Plot No. 27, Block C Kisemvule Mkuranga District Coast Region, Tanzania, consisting of 2688 square meters

2. Term: The term of this lease shall be from July 1, 2024, to June 30, 2028

3. Rent:

The Tenant agrees to pay the Landlord a rent of 1.0 USD per square meter per month exclusive of VAT

4. Payment Terms

Rent shall be paid monthly in advance on the first day of each month.

5. Use of Property

The Tenant shall use the property solely for the purpose of conducting its business.

6. Maintenance and Repairs

The Tenant shall be responsible for the maintenance and repair of the property during the lease term

7. Termination

Either party may terminate this agreement by giving thirty (30) days' written notice to the other party

8. Governing Law

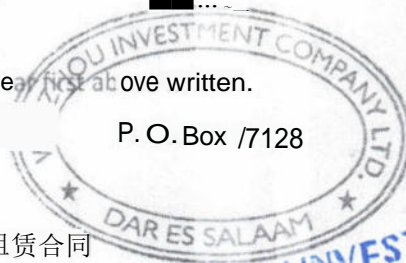
This contract shall be governed by the laws of Tanzania.

9. Signatures

The parties have executed this contract on the day and year as above written.

Landlord: _____

Tenant: _____



租赁合同

本租赁合同 订立于 2024 年 7 月 1 日，由以（双方签署）

房东：五州投资有限公司

租户：凯牛投资有限公司

1. 物业

房东同意将位于坦桑尼亚沿海地区姆库兰加 X 基 塞姆维尔地块 C 号 27 号仓库 2 号，总面积为 2688 平方米的物业出租给租户。

2. 租期

租赁期限为 2024 年 7 月 1 日至 2028 年 6 月 30 日。

3. 租金，

租户同意每月支付房东每平方米 1.0 美元每月 / 不包括增值税。

4. 付款条款

租金应于每月的第一天预付。

5. 物业使用

租户应将物业仅用于开展其业务。

6. 维护和维修

在租赁期间，租户应负责物业的维护和维修，

7. 终止

任何一方通过提前三十（30）天书面通知另一方终止本协议。

& 适用法律

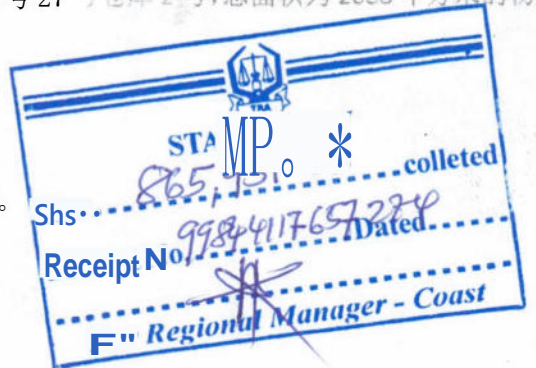
本合同应受坦桑尼亚法律管辖。

9. 签名

双方于上述日期签署本合同。

房东：_____

租户：_____



Handwritten signature and date: 01.07.2024

第七号暴