

LEASE AGREEMENT

BETWEEN

LAZER MBONDE

AND

**XINMIAO PACKAGING MATERIALS COMPANY
LIMITED**

Certified as a True Copy of the Original


GODFREY M. SILAYO
Advocate, Notary Public & Commissioner for Oaths

THIS LEASE AGREEMENT is made this 20th day of October 2023

BETWEEN

LAZER MBONDE

GEZAULOLE KIGAMBONI PLOT NO: 34; BLOCK B Dar es Salaam. (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

AND

XINMIAO PACKAGING MATERIALS COMPANY LIMITED

a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O BOX 11858, Dar es Salaam (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

- A. **WHEREAS**, the **Landlord** is the lawful owner of said Plot located premise situated on PLOT NO: 34; BLOCK B GEZAULOLE KIGAMBONI ,DAR ES SALAAM
- B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the premises subject the terms and conditions hereinafter set forth.

NOW THEREFORE, This **DEED** witness as follows.

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS: -

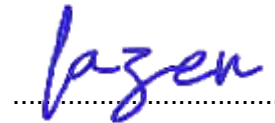
1. The Landlord shall
 - a) That this lease agreement will be for a term of ten (10) years, stating from 20th October, 2023 and as witnessed in the Lease Agreement between **XINMIAO PACKAGING MATERIALS COMPANY LIMITED** and **LAZER MBONDE** which will be reviewed after every 10 years periods.
 - b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tanzanian shillings 12,000,000 only, payable in full for a period of every twenty-four months with effect from 20th October, 2023.
2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of two years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of two years.

4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

SIGNED AND DELIVERED at Dar es Salaam by the said

LAZER MBONDE

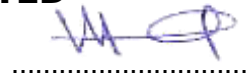


LANDLORD

This 20th day of October 2023

SIGNED AND DELIVERED at Dar es Salaam by the said

XINMIAO PACKAGING MATERIALS COMPANY LIMITED



TENANT

This 20th day of October 2023

Certified as a True Copy of the Original

GODFREY M. SILAYO
Advocate, Notary Public & Commissioner for Oaths

