

LEASE AGREEMENT

This agreement Deed made at DSM Day 15.....month 12.....year 2023

BETWEEN

SINORAY INVESTMENT LIMITED a private person of P.O.BOX **105033 Dar es salaam** Hereinafter referred as an Owner/Lessor of the first part

WHEREAS the lessor is lawful owner and in lawful possession of the office located at Plot no 05 Street **Miembesaba** Ward **Kongowe** District **Kibaha** Region **Costal**.

AND

PDW MANUFACTURING (T) COMPANY LIMITED a Limited Liability Company duly incorporated under chapter 2002 of the Tanzanian laws, P.O.BOX 105033 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 1 year (12 months) from 2024.....unto 2025.....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 1 year (12 months) from 02/01/2024 to 01/01/2025.., 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: Othumani' Abdallah. Sign: [Signature]

2nd Director's Name: _____ Sign: _____

Lessee,

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

2nd Director's Name: Yudong Huang Sign: [Signature]

Certified by,

Name: FRANK DEUS MASSESA Rank: ADVOCATE

Signature: [Signature]

Seal



170-787-641
WHT 840,000
SD 84,000

STAMP DUTY

Shs: 84,000/= Tsh Collected
Receipt No: 9984114176991 Date: 10/12/2023

[Signature]
15/12/2023

Regional Manager - Kariakoo