

**DATED THIS 29<sup>TH</sup> DAY OF JULY 2024**

**LEASE AGREEMENT**

**BETWEEN**

**WU ZHOU INVESTMENT CO.LTD  
P.O.BOX 77128  
DAR ES SALAAM**

**AND**

**HUALONG AFRICA CO LTD  
P.O.BOX  
DAR ES SALAAM**

**2024**

# LEASE AGREEMENT

THIS AGREEMENT is made this 1<sup>st</sup> day of July, 2024

BETWEEN

WU ZHOU INVESTMENT of P.O.BOX 77128 Dar es salaam, (hereinafter called “THE LANDLORD “, which expression shall, where the context so admits, include the persons deriving title under and/ or personal representatives and successors) of one part.

AND

HUALONG AFRICA CO.LTD of P.O.BOX Dar es salaam of the other part (hereinafter called “THE TENANT”).

WHEREAS: THE TENANT is desirous of being leased on situated on Plot #27 Warehouse no 4, Kisemvule, kuranga/Pwani – Tanzania (hereinafter called “Premises”) and the landlord being lawful owner of the said premises has accepted leasing the same to the tenant for a period of three years from 01<sup>st</sup> July, 2024 to 30<sup>th</sup> June, 2027 at the rent as mentioned hereinafter.

IN CONSIDERATION of the rent and the tenants covenants hereinafter Contained, The Landlord HEREBY LEASES onto The Tenant the said Premises for the period of three years from 1<sup>st</sup> July 2024 to 30<sup>th</sup> June 2027.

The rent payable under this Lease Agreement shall be Tsh. 2600  
Per Square meter excluding taxes.  
Total lease Area 800 Square meters  
Lease Term: July 1<sup>st</sup>, 2024, to June 30<sup>th</sup> 2027.

## TERMS AND CONDITION:

### 1. Legal operation

(A) The lease must operate legally any issue arising from illegal operation are not the responsibility of the lessor.

(B) During the lease term, any proper loss or personal safety issues safety issues occurring at the leased premises are not the responsibility of the lessor any property loss caused to the lessor must be compensated by the lessee. If the lessee’s business activities affect or damage the interests of the lessor, the lessor has the right to unilaterally terminate the lease agreement and the lessee must vacate the premises within the stipulated time.

## 2. Restoration to original condition

When the lessee decides to stop leasing the warehouse must be stored to its original condition prior to leasing.

## 3. Rent Payment

The rent of Tsh 2600 per square meter, excluding taxes, shall be paid by the lessee in three instalments:

- a) The first installment shall be paid in July 2024
- b) The second installment shall be paid in June 2025
- c) The third installment shall be paid in June 2026

## 4. Termination Clause

If the lessee decides to terminate the lease agreement before the end of the lease term, they must provide the lessor with at least 30 days written notice in advance.

## 5. Maintenance and repairs

The lessee is responsible for maintenance and repair of the warehouse to cover any potential damages during the lease term.

## 6. Insurance

The lessee must provide proof of insurance for the warehouse to cover any potential damages during the lease term.

## 7. Use of Premises

The warehouse shall be used solely for storage and business operations as stipulated in this agreement. Any other use is prohibited without prior written consent from the lessor.

## 8. Sublease

The lessee shall not sublease the warehouse or any part of it without prior written consent from the lessor.

## 9. Dispute Resolution

10. Applicable Law

This agreement shall be governed by a d inter printed in accordance with Tanzania Law

IN WITNESS WHEREOF of the parties hereto have duly executed these presents in the manner and on the dates hereinafter appearing.

SIGNED and DELIVERED by the said

**WU ZHOU INVESTMENT CO. LTD**

At P.O. Box 77128 Dar es Salaam,

who is known to me

Personally/ identified to me by

.....  
FIKIRI WILLIUM

The latter being known to personally.

In my presence

This 29<sup>TH</sup> Day of JULY 2024

.....  
THE LAND LORD

WITNESS:

Full Name: LOVENEK G

Designation: ADVOCATE

Address: 33694 DAM

Signature: *Lovenek G*



SIGNED and DELIVERED by the said

**HUALONG AFRICA CO LTD**

At Dar es Salaam, who is known to me

Personally/ identified to me by

.....  
FIKIRI WILLIUM

The latter being known to personally.

In my presence

This 29<sup>TH</sup> Day of JULY 2024

.....  
THE TENANT

*[Handwritten Signature]*

WITNESS:

Full Name: LOVENEK G

Designation: ADVOCATE

Address: 33694

Signature: *Lovenek G*

