
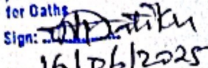


The Land Act (No.4, 1999)

The Land registration Act

(CAP. 334)

 **LEASE AGREEMENT**
Certified as True Copy of the Original
Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 16/06/2025

Between

EASTERN UNION (T) COMPANY LIMITED

(Hereinafter called as lessor)

.....

And

JIAHÉ WAREHOUSE AND LOGISTICS TANZANIA COMPANY LIMITED

(Hereinafter called as a tenant)

.....

LEASE AGREEMENT

This lease agreement is made this 08th day of December 2024 by and between **EASTERN UNION (T) COMPANY LIMITED** a Private Company limited by shares established under existence laws of the United Republic of Tanzania with the Certificate Incorporation no registered with Corporations number 58207 and TIN No 105-464-560, herein after called the (Lessor) and **JIAHE WAREHOUSE AND LOGISTICS TANZANIA COMPANY LIMITED** a Private Company limited by shares established under existence laws of the United Republic of Tanzania with the Certificate Incorporation no registered with Corporations number 175871675 and TIN no. 175-871-675, herein after called the (Lessee /tenant)

Whereas the Landlord is lawful owner of the land located at Plot no. 3520, Block U, Sabasaba Street, Kifwa Road, Mbagala, Temeko, Dar es Salaam. That the Landlord hold **12,623.00 Square Meter** of the property aforementioned above

And whereas Landlord agree to lease **400.00 Square Meter** of the property aforementioned above unto Tenant and Tenant is willing to rent the premises aforementioned above from the Landlord subject to the term and condition herein after appearing but otherwise free from encumbrances.

Now this lease witnesses as follows

1. **Purpose:** The premises subject to the lease for constructing a laboratory, unless otherwise stated in this Agreement.
2. The lease will commence on **01st January 2025** and will expire on **31st December 2034**
3. **Rent & Service Charge**
 - a. Rent per Square Meter is **USD 7.5 (Exclusive VAT)**
 - b. The monthly rent for the Premises shall be **USD 3,000 (United States Dollars Three Thousand) Exclusive VAT** hereinafter referred to as the "Rent."
 - c. That the Tenant shall pay rent for one year in advance which is **USD 36000 (Exclusive VAT)**
 - d. Beginning from the sixth Year (2030) of the lease term, the rent shall increase by 5%, and this increment shall be paid every year thereafter.
 - e. The Lessee shall be responsible for paying the withholding tax of 10%, as required under Tanzanian law

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Hendrick Daniel Matiku
Advocate, Notary Public & Commissioner
for Oaths
Sign: 
Date: 16/12/2025

1. Mode of Payment

All payments shall be made directly to the following bank account:

- Account Name: **EASTERN UNION (T) COMPANY LIMITED**
- Account Number: **0250413466800**
- Bank: **CRDB**
- Currency: **USD**

2. **Agreement to lease,** Tenant agrees to lease to Landlord and tenant agrees to temporarily accept from Tenant for the term specified below and upon all the condition set forth herein that portion of Tenant interest in the premises, including improvement.
3. **Utilities,** tenant is responsible for payment of all utility and other services for the premises for the term.

- 7. **Agreement to lease,** Tenant agrees to lease to Landlord and tenant agrees to temporarily accept from Tenant for the term specified below and upon all the condition set forth herein that portion of Tenant interest in the premises, including Improvement.
- 8. **Utilities,** tenant is responsible for payment of all utility and other services for the premises for the term.
- 9. Tenant agrees to surrender and deliver to the lessor the premises and all furniture and decorations within the premises in as good a condition as they were at the beginning of the term, reasonable wear and tear excepted. The tenant will be liable to the lessor for any damages occurring to the premises or the contents thereof or to the building which are done by the tenant or his guests.
- 10. In the event of any legal action concerning this lease, the losing party shall pay to the prevailing party reasonable attorney's fees and court costs to be fixed by the court wherein such judgment shall be entered.
- 11. **Termination,** This Agreement may be terminated by mutual consent of both parties. However, either party may terminate the lease in the event of a breach of the terms herein, provided that a written notice of thirty (30) days is given.
- 12. **Governing Law,** This Agreement shall be governed by and construed in accordance with the laws of Tanzania.
- 13. **Dispute Resolution**
Any disputes arising out of or in connection with this Agreement shall be resolved amicably. If unresolved, the dispute shall be referred to arbitration in accordance with the Arbitration Act of Tanzania.
- 14. This lease constitutes the sole agreement between the parties, and no additions, deletions or modifications may be accomplished without the written consent of both parties (ANY ORAL REPRESENTATIONS MADE AT THE TIME OF EXECUTING THIS LEASE ARE NOT LEGALLY VALID AND, THEREFORE, ARE NOT BINDING UPON EITHER PARTY).

IN WITNESS WHEREOF the Parties have executed these presents in the manner hereunder appearing:

SEALED with Common seal of the said
EASTERN UNION (T) COMPANY LIMITED and
 Delivered in our presence
 This 19 day of December 2024




Names: XIONG YUAN FU

Signature: [Handwritten Signature]

Postal Address:

Qualification: MANAGING DIRECTOR


 Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 16/06/2025

Names: JAMES CASTORY KIWALE
 Signature: [Signature]
 Postal Address: P.O BOX 77565 Dar es Salaam
 Qualification: ADVOCATE



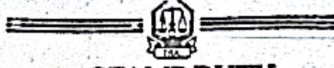
SEALED with Common seal of the said
 JIAHE WAREHOUSE AND LOGISTICSTANZANIA COMPANY LIMITED and
 Delivered in our presence
 This 11 day of December 2024



Names: cen chao qin
 Signature: [Signature]
 Postal Address:
 Qualification: manager

Certified as True Copy of the Original
Hendrick Daniel Matiku
 Advocate, Notary Public & Commissioner
 for Oaths
 Sign: [Signature]
 Date: 16/06/2025

Names: JAMES CASTORY KIWALE
 Signature: [Signature]
 Postal Address: P.O BOX 77565 Dar es Salaam
 Qualification: ADVOCATE



STAMP DUTY
 Shs. 876,816/- collected
 Receipt No. 90184119561611 Dated 31/12/2024
 Regional - Manager Kinondoni Tax Region