

**LEASE AGREEMENT**

**BETWEEN**

**M/S ONE BELT ELECTRICAL TECHNOLOGY GROUP LIMITED**

**AND**

**M/S EAST AFRICA ELECTRIC POWER GROUP LIMITED**

**WAREHOUSE PREMISES SPACE AT**  
HIFADHI EPZ UBUNGO DAR ES SALAAM  
Plot16, Block I, Warehouse 'E'

**THIS LEASE AGREEMENT** is entered into on this **5<sup>nd</sup>** Day of **MAY 2025**

**BETWEEN**

**M/S ONE BELT ELECTRICAL TECHNOLOGY GROUP LIMITED**, a local private limited liability company with a Post Office Box Number 75935, Dar es Salaam (hereinafter referred to as the **“LESSOR”**) of the one part

**AND**

**M/S EAST AFRICA ELECTRIC POWER GROUP LIMITED**, a Limited Liability Company Incorporated in Tanzania, whose address for the purpose of this Agreement is Post Office Box Number 75935, Dar es Salaam, (hereinafter referred to as the **“TENANT”** which expression where the context so admits include its assignees and successors in title) of the other part.

**RECITALS:**

**WHEREAS** the **LESSOR** is the original occupant of the Warehouse Premises property, located HIFADHI EPZ along Ubungo Industrial – PLOT 16, BLOCK ‘I’, WAREHOUSE ‘E’, Ubungo, Dar es Salaam).

**AND WHEREAS** the **LESSOR** is desirous of leasing part of the said warehouse premises 1070 square meters and in consideration thereof, the **TENANT** is willing to lease the said space based upon the terms and conditions stipulated in this Lease Agreement.

**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-**

**1. LEASED PREMISES:**

The **TENANT** accepts to occupy a warehouse space of about 1070 Square Meters area in the warehouse premises referenced herein.

**2. TERM OF THE LEASE:**

The terms of the lease shall be Six (6) months (renewable) commencing on the **5<sup>nd</sup> Day** of May, **2025** and ending on the **4<sup>th</sup> Day of November, 2025**, with an option to renew in accordance with the provisions set out in Clause 3 of this Agreement.

**3. RENEWAL:**

- (a) The parties may agree to renew this Agreement after a period of Six (6) months to such further terms subject to negotiations at the time of renewal.
- (b) A written application for renewal shall be made by the TENANT, at least One (1) month before the sublease expires; and the LESSOR shall respond before the end of the term accepting or rejecting the TENANT's application.
- (c) It should be NOTED that this subleasing has only been possible because the LESSOR has stopped production in the manufacturing plant premises, and hence, by signing this sublease agreement, the TENANT hereby agrees to the key condition that "their occupancy of the subleased space herein **may be terminated at any time with a Two (2) months' notice.**

#### 4. RENT:

The ENANT shall pay a Monthly Rental fee of US Dollars Four Dollars and Fifty Cents (**\$4.5**) per month, paid as a Six Months' lump sum payment at the beginning of the contract, hence a total sum of US Dollars Two Thousand Two Hundred (**USD 4.5\*6=\$2,250/=**).

Note: If the TENANT delays settling their commitments, they shall be charged a penalty of \$50 per day for the entire delay period.

#### 5. DEPOSIT:

The TENANT shall be required to pay for their commitment to the LESSOR's Bank Account and share with the LESSOR a copy of the bank slip.

#### 6. RENT REVIEW:

The TENANT shall be required to abide by any future rent reviews as may be introduced by the LESSOR.

#### 7. TENANT'S COVENANTS:

The TENANT hereby covenants with the LESSOR that during the term of this Lease Agreement:

- a) The TENANT shall effect payments herein referred on its due date without any formal demand or deductions;
- b) The TENANT shall pay all service charges in accordance to the total space they occupy;



- c) The TENANT shall not be carryout any renovations or demolitions on the occupied warehouse space before they have the permission of the LESSOR.
- d) The TENANT shall not use the Leased Warehouse space for any purposes that are contrary to the laws of Tanzania and or, for those prohibited in parent agreement;
- e) Upon the expiration or sooner termination of the term of this Lease Agreement, the TENANT shall deliver to the LESSOR the Leased warehouse space in the same condition and standard and quality as on the commencement date of the term hereof, fair-wear and tear excepted.

## **7. LESSOR'S COVENANTS:**

The Lessor hereby covenants with the Lessee that during the term of this Lease Agreement:

- a) Provided that the TENANT pays the rent and service charges herein reserved and observes and performs the covenants herein contained and on its part to be observed and performed, the TENANT shall peaceably hold and enjoy the Subleased Warehouse space without any interruption or interference from the TENANT or any person or persons lawfully claiming under or in trust for the LESSOR.
- b) The LESSOR authorizes the removal of any additions, alteration or improvements made to the demised premises at the expiration of the term by the TENANT, provided additions, alterations and/or improvements are in line with conditions stipulated in this Lease Agreement.

## **8. MISCELLANEOUS:**

It is hereby expressly agreed and declared that:

### **TERMINATION:**

- I. If the rent herein before reserved or any part thereof is not paid within Sixty (60) days after its due date (whether legally demanded or not) or if the TENANT at any time fails or neglects to perform or observe any of the covenants herein contained it shall be lawful for the Lessor to terminate this Lease Agreement by a Thirty (30) days written notice to the TENANT and upon such notice, this Lease Agreement may be terminated and the LESSOR shall be entitled to reenter into and upon the Leased Premises or any part thereof in the name of the whole and take possession thereof but without prejudice to any right of action or remedy of the TENANT in respect of any antecedent breach by the TENANT of any of the covenants herein contained.
- II. Should the TENANT be compelled and/or wish to relocate its business due to business reasons and/or for any other reasons, the TENANT shall be at liberty to terminate after Two Months of this Agreement, then upon giving 30 (Thirty) days' notice in writing.

## **9. NOTICE:**



Any notice required or permitted under this Sublease Agreement shall be in writing and served on the TENANT by leaving it at the Subleased Premises or sending it by registered post at its address herein before mentioned and, in the case of the LESSOR by sending it by registered post at the address herein before mentioned or such other address as the LESSOR may designate in writing.

**ONE BELT ELECTRICAL TECHNOLOGY GROUP LTD,**  
POST OFFICE BOX 75935,  
DAR ES SALAAM.  
TELEPHONE: +255 689 211 525  
E-MAIL: [onebeltgrouppltd@gmail.com](mailto:onebeltgrouppltd@gmail.com)

and

**EAST AFRICA ELECTRIC POWER GROUP LTD,**  
POST OFFICE BOX 75935,  
DAR ES SALAAM.  
CELL: +255 718 247 864  
E-Mail:

**10. APPLICABLE LAW:**

This Lease Agreement shall be governed and construed in accordance with the laws of Tanzania.

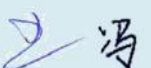
**11. DISPUTE RESOLUTION:**

In the event of any dispute that may arise out of the course of the sublease tenure or due to the interpretation of this Agreement, the parties shall try to resolve the matter amicably and if such efforts fall, then the parties shall appoint an Arbitrator and the Rule of the Arbitration Act cap 15 shall apply.

**12. ENTIRE AGREEMENT:**

This Lease Agreement is the entire agreement between the parties hereto and supersedes all prior and contemporaneous agreements, representations, warranties and undertakings of the parties and no addition, alteration or modification of this Lease Agreement shall be binding or valid unless it is in writing and signed by the duly authorized representatives of each of the parties hereto.

**IN WITNESS WHEREOF;**



The parties have duly executed this Lease Agreement on the day and year herein before mentioned.

**DELIVERED** with the of the said **One Belt Electrical Technology Group Ltd** in the presence of us  
This 5<sup>th</sup> Day of May 2025.

LESSOR'S SIGNATURE

**THE LESSOR'S PARTY:**

NAME: ..WANG YUHENG.....

ADDRESS: .. P. O. BOX 75935.....

QUALIFICATION: ..C.E.O.....

**BEFORE ME:**



.....  
**COMMISSIONER FOR OATHS**

**SEALED** with the common SEAL of the said **East Africa Electric Power Group Ltd** in the presence of us  
This 5<sup>th</sup> Day of May 2025.

TENANT'S SIGNATURE

**THE TENANT'S PARTY:**

NAME: ..MA LICHUN.....

ADDRESS: P. O. BOX 75935 DAR ES SALAAM.....

QUALIFICATION: ..C.E.O.....

**BEFORE ME:**



.....  
**COMMISSIONER FOR OATHS**