

LOCKOUT TERMS FOR LEASE AGREEMENT

This AGREEMENT is made this 03 day of February 2025

BETWEEN

PEING YE INVESTMENT LIMITED (hereinafter referred to as the "Lessor") of P.O. Box 2403, Kibaha of the one part.

AND

JINNIU CARGO TRANSPORTATION COMPANY LIMITED (hereinafter to as the "Lessee") of Dodoma of the other part.

WHEREAS the Lessor owns the lands situated on **Plot 35 Block 'H' Visiga, Kihaba Municipality, Costal Region** and is desirous of letting the same by way of lease.

AND WHEREAS the Lessee is desirous of letting the said Lands and the Lessor has agreed to lease the same to the Lessee **IN CONSIDERATION** of the monthly rent amounts **Five Thousands Million Shiling (Tsh 5,000,000/=)** only, (hereinafter called "Demised Premises") in accordance with the following conditions:

- 1.0 That the lease shall be for a term of five years with an option of extension through three months' notice before the agreement comes to an end, commencing on the **3 day of February 2025** to the **02 day of February 2030** subject to an agreement of both parties.
- 2.0 This state's twelve months rent to be **Tsh 60,000,000/=** for the first twelve months Nevertheless, to the provision that rent hereby reserved shall be subject to an increase/revision of 5% of every term of rent upon renewal to accommodate any increase in land rent, site rated, administrative costs, taxes, assessment, duties, impositions, outgoings and burden whatsoever which are at present or may in future be levied or becoming payable on the land registered under the above reference.
- 3.0 The Lessee shall enter into possession of the demised premises on the **3 day of February 2025** but shall start paying the Lessor from the **2 day of February 2025** per Clause 1.0 herein above so as to allow the Lessee to make Development on the demised premises on his own expenses.

- 4.0 Either party may terminate this Agreement at any time by giving one month written notice to the other party
- 5.0 The Development as per Clause 3.0 herein above includes Machinery/Equipment and temporary Accommodation/Offices that can be assembled and dismantled.
- 6.0 The Lessee not to assign, sublet, underlet or part with possession of the leased premises or any part thereof without the written consent of the landlord. The Lessee assures the Lessor that the proposed project does not fall within the prohibition business of the law as well as in the certificate of Occupancy(the Tittle Deed).
- 7.0 All such alteration, improvement and addition shall be removed prior to termination or expiration of the term unless otherwise agreed with the Lessor in writing.
- 8.0 The Lessee to bear, pay and discharge bills for water and electricity consumed on the demised premises during the agreement period.
- 9.0 If the Lessee shall be desirous of taking a new lease of the demised premises after the term hereby granted the Lessee shall communicated of such desire to the Lessor or send by registered post to the Lessor's address notice in writing not less than three months before the expiration of the said term.
- 10.0 Stamp duty, registration charges and other expenses in connection with or incidental to the preparation of this lease shall be borne by the Lessee.

IN WITNESS HEREOF, the parties hereto have executed this deed on the date and year first hereinabove written in the following manner:

SEALED by the COMMONN SEAL of
**JINNIU CARGO TRANSPORTATION
 COMPANY LIMITED** and DELIVERED at
DAR ES SALAAM in our presence
 this 15th day of February 2025



WITNESS:
 Signature: ZHAO DANPING
 Name: ZHAO DANPING
 Postal Address: _____
 Qualification — F.M.

SEALED by the COMMONN SEAL of
PEING YE INVESTMENT LIMITED
and DELIVERED at DAR ES SALAAM
in our presence this 13th day of February
2025



LESSOR'S SEAL

WITNESS:

Signature: [Handwritten Signature]

Name: Chen Jeliwen

Postal Address: _____

Qualification DIRECTOR

BEFORE ME:

Name A. R. Rweyendera

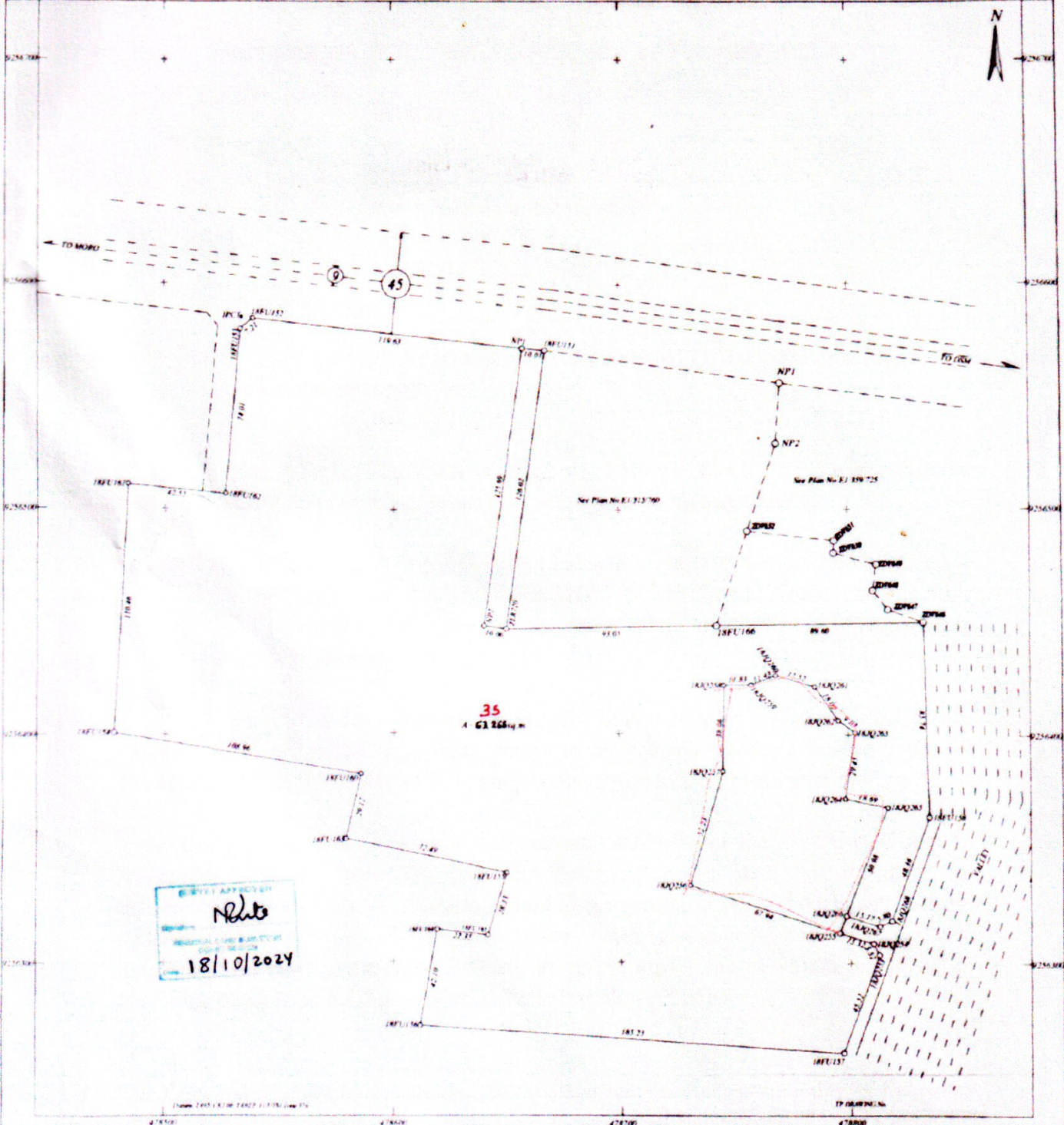
Signature [Handwritten Signature]

Postal Address 72155

Designation COMMISSIONER



RE-SURVEY OF PLOT No. 35 BLOCK H AT VISIGA
KIBAHA TOWN COUNCIL COAST REGION



EVIDENT APPROVAL
 White
 18/10/2024

RECORDS OFFICE REFERENCES

COMB. No. E 359
 Vol. 1851/199
 STATION No. 1851/11
 RETURN BY C.C.

PLAN No. E 359/1371

SCALE 1:1,000
AMMENDMENTS MADE BY

MALHAKA-H (Plot no) 18-10-24

PROTESTAT COPIES SENT TO

Plan drawn by: MWTC/HANDS, Desmond
I hereby certify that the survey represented by this was carried out in accordance with the survey regulations

DENNIS KAMAMBA FESITO
 TOWN LAND SURVEYOR
 KIBAHA TOWN COUNCIL

DATE 10/10/2024

REGISTERED PLAN No.

201355