

**LEASE AGREEMENT**

**BETWEEN**

**JOIN UNION(T) COMPANY LIMITED**

**AND**

**TUNAVE TANZANIA LIMITED**

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**LEASED PREMISES**

Warehouse /4360 of Square meters,  
within Plot No. 655, Kibaha, Coastal Region,  
Located at TAMCO Industrial estate.

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**LEASE AGREEMENT**





This Lease ("**the Lease Agreement**") is made this 23th day of May 2025

**between**

**JOIN UNION(T) COMPANY LIMITED** a company incorporated under the Laws of Tanzania and having its registered office at Plot No 21, Morogoro Road, of P.O.BOX 55166, Dar es salaam (hereinafter referred as **LESSOR**") which expression shall include its assignees, successors and any duly authorized agent) OF THE ONE PART,

**and**

**TUNAVE TANZANIA LIMITED** of P. O. BOX.....(hereinafter referred as **LESSEE**") which expression shall include its assignees, successors and any dully authorized agent OF THE OTHER PART.

**WHEREAS,**

- i. Lessor is the is the rightful holder and occupier of land situated at Plot No. 655, Kibaha, Coastal Region, 30,530 SQM located at TAMCO Industrial estate;
- ii. The Lessee is desirous of renting the demised premises for manufacture warehouse;
- iii. The Lessor is desirous of renting to lessee party of the demised premises and the Lessee is also desirous of renting only 4360 square meters for its activities, upon the terms and conditions hereinafter appearing:

**NOW THEREOF, THIS AGREEMENT WITNESSETH** as follows:

**1.0 DEFINITION OF TERMS.**

Unless otherwise agreed or intention clearly appears, the following terms shall have the meaning assigned to herein, as follows:-

1.1 "**Leased premises**" means the building or building and fixtures of the lessor and includes all additions and improvements to the demised premises and any other building erected at any time during lease period;

1.2 "**Demised premises**" means the rented plot of land and



'leased premises' in this agreement between the Lessor and the Lessee;

- 1.3 **"Lessee"** means registered company, registered business having licensed business(s) and compliances with laws of Tanzania
- 1.4 **"Insured risks"** means the risks and damages to fire, storm, earthquake, lightning, explosion, riot, civil commotion, malicious damage, terrorism;
- 1.5 **"Permitted use"** means the purpose activity of this lease agreement
- 1.6 **"Tax"** means any present or future tax, levy, import duty, charges, surcharges, fees, deduction or withholdings in the nature of tax payable by Lessee under whatever name by any Authority or fine, interest, compensation thereof;

## **2.0. DEMISE AND PUROSE USE**

### **2.1. Demise:**

In consideration of the agreed rent and terms, the Lessor hereby leases the warehouse/4360 Square meters to the Lessee which is the lease premises within Plot 655, Kibaha Industrial area, Coastal Region.

### **2.2. Purpose use:**

The purpose of this lease is for manufacture warehouse only. The Lessee undertakes that during the entire period of the lease the leased premises shall be used solely for prouduction and storeage.

### **2.3. Illegal or immoral use**

The Lessee shall not use the leased premises for any illegal or immoral purpose in this lease agreement

### **2.4. Environmental and sanitation**

The Lessee shall comply with all applicable laws, rules and regulations regarding environment protection of the country and local government including but not limited to waste, sanitation, environmental natural maintenance, pollution and hazardous wastes.



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### 3.0. THE TENURE:

The contractual term of this lease is THREE (3) years commencing from October 1<sup>st</sup>, 2025. The Lesser needs to fully deliver the factory to the Lessee before October 1<sup>st</sup>, 2025. If Lesser is unable to complete the delivery before October 1<sup>st</sup>, Lesser shall accept the machinery and raw materials of Lessee in the leased premises and keep them properly.

### 4.0. RENTAL and LEASE TERM

- 4.1 Lessee shall pay rent payment to Lessor, the rent is 3 US dollars per square meter per month (excluding tax), with a deposit of 50,000 US dollars to be paid before May 15<sup>th</sup> 2025. The remaining rent for the current year should be paid before the start date. Lessor will issue corresponding invoices to the tenant based on the exchange rate between US dollars and shillings at that time. During the lease term, the rent price is fixed and cannot be increased.
- 4.2 Payment of rent shall be of one year or more and shall commence on October 1<sup>st</sup>, 2025, and its renewal as in accordance with renewal clause 8.0 below.
- 4.3 The payment of rent shall **be paid two months before** commencement of the next lease agreement.
- 4.4 In the event when the Lessee delays to pay rental on time, the Lessor shall have right to take following actions:
- 4.4.1 To accept any request by the Lessee of more time to pay the arrears on condition that any delayed amount of rental shall be charged a penalty payment of five percent (5%) if payment is delayed for one month after notification from the Lessor.
- 4.5 Rent payment of this year shall be paid to Lessor immediately after the execution of this Agreement, on October 1<sup>st</sup>, 2025, which shall be the commencement of the **rental year/lease term** between Lessor and Lessee.

### 5.0. UTILITY BILLS and TAXES



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## 8.0 RENEWAL AND RENTAL REVIEW.

The Lessee shall give to the Lessor a written notice of not less than **Six (6) months** before the end of the existing lease agreement of Lessee's intention to or not to enter into a new lease agreement. After the lease expires, The Lessee has the priority to renew the lease

- 8.1 The Lessor shall and is entitled to **increase the rental** payable during any subsequent renewal of lease term as per clause 4.0 above. The increase of the rental payable for subsequent renewal of this lease shall be **not more than ten percent (10%)** for each subsequent year.
- 8.2 The new lease agreement will be for a further term of one year to start immediately at the end of the term, without a break option for the Lessee.

## 9.0 TERMINATION

- 9.1 The Lessee may, for its convenience, terminate this Lease in whole or in part at any time before the end of lease term, if it determines that such termination is in the best interests of the Lessee, by giving written notice to the **Lessor six (6) months** in advance of the termination. If the Lessee wishes to terminate the existing agreement prematurely after the signing of this agreement, the Lessor shall agree to allow the Lessee to sublet the premises or negotiate with the Lessor for a settlement based on the actual lease term of the Lessee.
- 9.2 The Lessor shall be entitled to terminate this Lease before expire of the term by giving the **Lessee six (6) months** written notice of termination. At the expiry of the notice period the Lessee shall deliver vacant possession of the Leased premises and the Lessor shall refund the security and negotiate with the Lessor for a settlement based on the actual lease term of the Lessee.

## 10.0 REPAIRS.

During the lease term, Lessee shall upon make, at Lessee's expenses, all necessary repairs to the leased premises. Repair shall include such items as routine repairs for the use of Lessee and other parts of the leased premises damaged by Lessee .



The Lessor shall construct a 4360 Square meter factory building designed according to the Lessee's requirements (see the design drawings in Attachment 1) in the leased premises by using steel structural materials. The construction cost shall be borne by the Lessor.

Before delivering the leased premises, it should be ensured that it meets the Lessee's daily operational requirements and passes the Lessee's acceptance.

#### **11.0 MAJOR ALTERATION AND IMPROVEMENTS.**

Lessee, at Lessee's expenses, shall have the right following Lessor's consent to remodel and make addition fixtures, improvements and replacements of and to all or any part of the lease premises from time as Lessee may deem desirable in consultation.

#### **12.0 SIGNS.**

Lessee shall have the right to place on the leased premises, at locations selected by Lessee, any signs, which are permitted by applicable zoning laws and subsidiary legislation and private restrictions; obtaining any necessary permission from governmental authorities. Lessee shall repair all damage to the leased premises resulting from the removal of signs installed by Lessee.

#### **13.0 ENTRY.**

Lessor shall have the right to enter upon the leased premises at reasonable hours with notice to inspect the same, provided Lessor shall not thereby unreasonably interfere with Lessee's business on the leased premises

#### **14.0 QUIET POSSESSION.**

Lessor covenants and warrants that upon performance by Lessee of its obligations hereunder, Lessor will keep and maintain Lessee in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the lease premises during the terms of this lease.

#### **15.0 MISCELLANEOUS PROVISIONS**



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### 15.1 Notices

Notices under this lease shall be in writing and unless the receiving party or authorized agent thereof acknowledges receipt shall be valid if:-

a) Is given by hand, recorded delivery dispatch or registered post, e-mail address and in addressed to respective addresses herein appearing:-

b) JOIN UNION(T) COMPANY LTD,  
Physical address: Plot No. 655, Kibaha, Coastal Region,  
Postal address: P.O. Box 55166 Dar es Salaam  
E-mail address: newforce@163.com

c) LESSEE address: , Plot No. 655, Kibaha, Coastal Region  
Postal address: P.O. Box ..... Dar es Salaam  
E-mail address: daqiang8588@gmail.com

### 16.0 DISPUTE RESOLUTION and GOVERNING LAWS.

16.1 This lease shall be construed and enforced according to laws of the United Republic of Tanzania.

16.2 All dispute arising from or in connection with this lease shall be settled amicably by **mutual agreement of the parties** and such agreement shall be confirmed in writing and signed by both parties, failing of which the aggrieved party shall be at liberty to **institute Arbitration** proceeding before seeking intervention of the **relevant Court**.

### 17.0 COMPLIANCE WITH LAW

17.1 Lessee shall comply with all laws, orders, ordinances, and other public requirement now or hereafter pertaining to Lessee use of the leased premises. Lessor shall comply with all laws, orders, ordinances and other public requirement now or hereafter affecting the leased premises.

17.2 The Lessee shall verify his compliance with the laws by displaying to the Lessor before signing this agreement any valid and genuine Certificates of compliance including but not limited to Licenses from authorities, Insurance,



Work permits if any, TIC compliance if any.

17.3 The Lessor shall provide corresponding property certificates and other necessary documents to the Lessee, and assist the Lessee in obtaining relevant production and operation permits if necessary

**IN WITNESS WHEREOF**, the parties have executed this lease as of the day and year first above written.

**SEALED** with the common seal/stamp of the said **JOIN UNION(T) COMPANY LTD** in our presence this 23<sup>th</sup> day of May 2025.

**LESSOR'S attestation**

Signature

: 

Date

: 23-05-2025

Name

: SU CHUNTAIN

Qualification

: DIRECTOR

**JOIN UNION (T) COMPANY LIMITED**  
P.O. Box 55166  
DAR ES SALAAM - TANZANIA

**LESSEE'S attestation**

**SEALED** with the common seal/stamp of the said **TUNAVE TANZANIA LIMITED** in our presence this 23<sup>th</sup> day of May 2025.

Signature

: 

Date

: 23/05/2025

Name

: MA DAQIANG

Qualification

: Director

**TUNAVE TANZANIA LIMITED**  
P.O.Box 4517  
DAR-ES-SALAAM

