

RENTAL CONTRACT

This Agreements made this 19th day of April 2025

BETWEEN

CHEDY RASHID NG'UMBI (ID Number 19770927514030000124) of P.O.BOX 20 MAFINGA (hereinafter referred to as "the Vendor") of the one part.

AND

NATURE ZAWADIWOOD INDUSTRY COMPANY LIMITED a Company incorporated under the Companies Act, 2002 of P.O.BOX MIKOCHE NI DAR ES SALAAM (hereinafter referred to as "the Purchaser") of the other part

WHEREAS the Vendor is the sole owner of surveyed Plot 81,82,83 BLOCK F Ndolezi piece of land measuring 41.229 acres, (hereinafter to be referred as "The Land") located at Kinanambo Street, Kiyanambo Ward, within Mafinga Town, Mufindi Distrct, whose sketch map is appended herewith and the land is bounded as follows: -

North; is bounded by Mafinga - Madibira road

South; Bahati Choga, Aldo Nyigo and Amran Ng'umbi

West; is bounded by Ihongole road

East; Bruno Nyigo

WHEREAS, the Purchaser is a foreign Company incorporated in Tanzania under Companies Act, 2002 and that is aware with all procedures of acquiring land in Tanzania.

AND WHEREAS the Vendor has agreed to sell and the purchaser has agreed to buy the property at price of Tshs. 9,000,000.00/= (Nine Million only) per acre and the Vendor has agreed to transfer the same to the purchaser.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS: -

1.That the rent of Tanzania Shillings Three million (3000,000)/= only per month, the Landlord hereby rents the Tenant the Land; total 36,000,000 per one year and for three years is 108,000,000.

2.That lease period is three years commencing on the 1st of April 2025 and therefore ending on the 31st of April 2028.

3.By signing this Agreement, the lessor hereby confirm receipt of initial payment of one year rent.

4.That this agreement can be renewed after its expiry upon agreement of both parties;

5.In addition to what has been stated above the tenant shall;

a) Bear and discharge all charges in respect of water, guard and insurance of their properties if any, and any other like service in his favor during the tenancy

b) Build the wall fencing the lease plot, level the premises by filling the land where necessary, drill the hole and build water tank, connect three phase electricity using his own costs;

c) Keep the land in tenable repair and condition throughout the lease term and without any alteration except such alterations as shall be authorized in writings by the Landlord. Provided that normal wear and tear is accepted.

d) Not assign, sublease or part with the possession of the premises or any part thereof without the written consent of the Landlord.

e) At the expiration of the lease period, quietly yield the premises in good and in substantial repair and condition

f) Observe every implied obligation/covenant of a tenant in a tenancy agreement except that whose observance will or is likely conflict with any of the terms herein contained.

6. In addition to what has been forecasted, the Landlord shall allow the Tenant enjoy a peaceful tenancy during the lease term without any interruption.

7. In the event that the tenant shall be desirous of vacating the house either before or upon the expiry of the term hereby created, then it shall give a written notice of termination at least three months to the Landlord and upon expiry of such notice, the contract shall be there and then determined. If the landlord shall not be desirous of renewing the term hereby created, he shall inform the tenant of its intention not to do so by giving the Tenant a written notice of at least three months. In the absence of any notice, the contract shall be renewed for a further period of the same duration and under the same terms:

8. That the Landlord shall handover the property to the Tenant immediately after the signing of this agreement that is on or before the commencement of this agreement. From the moment hand over of the

property is done; the Tenant shall be free to conduct any repair as it will think fit to suit its businesses;

9. The Landlord shall pay all taxes connected to the property.

10. That at the end of the lease period hereby created or its extension, if any, the Tenant shall hand over back the property to the Landlord. At the time of handover, the Tenant shall not remove any material (including materials fixed by the Tenant by way of repair) of a permanent nature. Provided that in deciding which material is of permanent or not, the materials used as tools of work shall not be taken to be materials of a permanent nature.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

SIGNED and DELIVERED at Mafinga by the said
..... who is known
to me personally/identified to me by
.....
the latter being known to me personally in my presence
this 19th day of April 2025


VENDOR

BEFORE ME:
NAME..... KUYAN A.C. Katiya.....
SIGNATURE..... [Signature].....
ADDRESS 164 Mafinga.....
QUALIFICATION Advocate.....

SEALED with the COMMON SEAL of the said
NATURE ZAWADIWOOD INDUSTRY COMPANY LIMITED
and DELIVERED in the presence of us
this 19th day of April 2025

PURCHASER'S SEAL



WITNESSED BY;

- Name..... 朱天瑞..... Zhu Tian Rui
Signature..... [Signature]..... Zhu Tian Rui
Designation..... Director.....
- Name..... 蔡志平..... Cai zhi ping
Signature..... [Signature]..... Cai zhi ping
Designation..... Company Secretary.....

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