

**LEASE AGREEMENT**

This AGREEMENT is made this 05<sup>TH</sup> day of MARCH 2025.

**BETWEEN**

**BAHARI ORTHOPAEDIC CENTRE** (hereinafter referred to as the "Lessor") of P.O. Box 78572; Dar es salaam of the one part.

**AND**

**JINLING INVESTMENT TANZANIA COMPANY LIMITED** a private company limited by shares incorporated under the Companies Act, Cap 212, of P.O. Box 1000, DAR ES SALAAM, TANZANIA (hereinafter to as the "Lessee") of Dar es Salaam of the other part.

**WHEREAS** the Lessor owns the lands situated on **Plot No.137, 138,139,140,153,159, 53 and 14 all in Block 'A' Kunduchi RTD, Kinondoni Municipality, Dar es Salaam** 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 **United States Dollars Four Thousand (USD.4,000.00)** only, (hereinafter called "Demised Premises") in accordance with the following conditions:

- 1.0 That the lease shall be for a term of **Six (6) years** with an option of four (4) years extension through three months' notice before the agreement comes to an end, commencing on the **04<sup>th</sup> day of March 2025** to the **03<sup>rd</sup> day of March 2031** subject to an agreement of both parties.
  
- 2.0 The Lessor shall be yielding USD.4,000.00 monthly rent for the first two years and an increment of not more than 5% after every two years (hereinafter called the reserved rent).

*J. B. Bala*

*Chan Min*

- 3.0 This states eighteen (18) months' rent to be **USD.72,000.00** for the first two years and not more than **5% for every two** forthcoming years. Nevertheless, to the provision that rent hereby reserved shall be subject to an increase/revision of 5% of every 2 years 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.
- 4.0 The Lessee shall fully pay the rent for the first eighteen (18) months of the lease, that is **USD.72,000.00** and from the second year of the lease the Lessee shall pay the rent in an interval of (30) Thirty days after every expiration of two years.
- 5.0 That all payment shall be made through Bank to the following Account:  
**Name: Rished Bade**  
**Account number:004-7016770 ABSA Bank**
- 6.0 The Lessee shall enter into possession of the demised premises on the **04<sup>th</sup> day of March 2025** but shall start paying the Lessor from the **04<sup>th</sup> day of March 2025** per Clause 1.0 herein above so as to allow the Lessee to make Development on the demised premises on his own expenses.
- 7.0 The Lessee shall have a grace period of one month from the Commencement Date to complete any necessary move-in steps and take possession. During this grace period, no late fees or penalties will be assessed for rental payments.
- 8.0 The Development herein by the lessee shall include Machinery/Equipment and temporary Accommodation/Offices that can be assembled and dismantled.
- 9.0 The Lessee assures the Lessor that the proposed project does not fall within the prohibition business within the law as well as in the Certificate of Occupancy (the Title Deed)



Chen Min

10.0 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.

11.0 The lessee is allowed to remove, dismantle small building on the middle of the demise property or cut down the trees or plants over the plots for easier alteration and improvement of machinery/equipment and temporary offices/accommodation, which intended to be built after the proof of payment as agreed in this agreement.

12.0 The Lessee to bear, pay and discharge bills for water and electricity consumed on the demised premises during the agreement period.

13.0 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.

14.0 The lessor shall be liable for the renewal of the right of occupancy for the leased plots herein after the expiration of the terms of occupancy without any inconvenience to the lessee.

15.0 Stamp duty, registration charges and other expenses in connection with or incidental to the preparation of this lease shall be borne by the Lessee.

16.0 For any inconveniences or interpretation of this agreement the law applicable shall be the laws of United Republic of Tanzania.

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 COMMON SEAL of  
BAHARI ORTHOPAEDIC CENTRE  
and DELIVERED at DAR ES SALAAM  
in our presence  
this 05<sup>th</sup> day of MARCH 2025



*[Handwritten signature]*

*Chen Min*

WITNESS:

Signature: [Signature]

Name: MR. ELIASA M. BADE

Postal Address: P.O. Box 78572.  
DAR-ES-SALAM.

Qualification: **DIRECTOR**

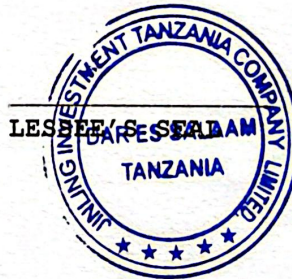
Signature: [Signature]

Name: Stella Josiah Mwanuzi

Postal Address: P.O. Box 78572, Dsm.

Qualification: **DIRECTOR/SECRETARY**

SEALED by the COMMON SEAL of JINLING INVESTMENT TANZANIA COMPANY LIMITED and DELIVERED at DAR ES SALAAM in our presence this 05<sup>TH</sup> day of MARCH 2025



WITNESS:

Signature: [Signature]

Name: Chen Min

Postal Address: P.O. Box 1000  
DAR ES SALAM

Qualification: **DIRECTOR.**

Signature: [Signature]

Name: Yanyu Shao Cheng

Postal Address: P.O. Box 1000  
DAR ES SALAM

Qualification: **DIRECTOR/SECRETARY.**

[Signature]

Chen Min

**PROOF OF PAYMENT**

I, **ELIASE BADE**, do hereby confirm that I am authorized by the directors of **Bahari Orthopaedic Centre** to sign on their behalf the lease agreement entered between **Bahari Orthopaedic Centre (Lessor)** and **Jinling Investment Tanzania Company Limited (Lessee)** on 04<sup>th</sup> March 2025 to lease plots located at Kunduchi, Kinondoni Municipality, Dar es Salaam.

I can confirm that the rent has been paid as per lease agreement to the account of **Rished Bade** (Director) on behalf of the Company. The next payment is due on 04<sup>th</sup> October 2026.

Name: MR. ELIASA M. BADE

Signature: 

Address: P.O. Box 78572, DSM.

Qualification: DIRECTOR

