

LEASE AGREEMENT

This agreement is made on the 24 day of JANUARY , 2025

BETWEEN

IT PLAZA BUILDING

Of P.O.Box 5055 Dar es Salaam, (Hereinafter called the "LESSOR") of the one part
And

(PROPERTY GLOBAL HOLDINGS LIMITED)

of P.O. Box 62417 , DAR ES SALAAM, WITH INCORPORATION NO 183435728
(Hereinafter called the "LESSEE") of the other part.

WHERE AS:

The LESSOR is the lawful owner and occupier of property situated at ILALA, in MCHAFUKOGE WARD , Region Dar es Salaam, District ILALA, Street GARDEN AVENUE 3 FLOOR STREET , Plot Number NIL, Block number, House number.

(hereinafter referred to as the "Property").

WHEREBY IT IS AGREED AS FOLLOWS:

1. That in consideration of the rent and covenants hereinafter reserved and contained the lesser hereby demises into the lessee for residence purpose and to have free right of passage through out from the demises premises over the land adjoining the demised premises for any lawful purpose to the public road and vice versa, to hold the said demises premises free of any encumbrances from 24, JANUARY 2025 to 23 day of JANUARY , 2028 (hereinafter called the "term") at a monthly rent of Tanzania Shillings (Tshs 500,000/=) only (hereinafter called "the reserved rent") and by signing this lease the lesser acknowledges to have been paid by the lessee rentals for every 36 months THAT WILL SUM TO 18,000,000
2. The monthly rent shall be Shillings (Tshs 500,000/=) only.
3. That on signing this Agreement the LESSOR acknowledges receipt of the sum of Tshs. 18,000,000/= being cash payment by the LESSEE for the lease of 36 months.



4. The LESSEE shall pay rent in advance every year.
5. The LESSOR delivers the premises to the LESSEE in a clean tenable state of repair with all the utilities such as electricity.
6. On this Lease Agreement the LESSEE shall pay the stamp duty.

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7. The LESSEE shall pay to the appropriate authorities' charges for electricity, and for water bills consumed on the premises during the tenancy period.
8. The LESSEE undertakes to take all reasonable care not to cause any damage or permit any damage to be caused on the PREMISES.
9. The LESSEE further undertakes to deliver the premises to the LESSOR in reasonably good condition at the determination on the tenancy.
10. The cleanliness and tidiness of the PREMISES shall be the responsibility of the LESSEE.
11. The LESSEE will permit, by prior appointment, the LESSOR at all reasonable time to enter upon the PREMISES for the purpose of viewing and inspecting the condition thereof and carry out any repairs.
12. The LESSEE shall not make or permit to be made any alterations or addition to the PREMISES without the previous written consent of the LESSOR.
13. The LESSEE shall at all time during the tenancy peacefully hold the PREMISES without any interruptions or harassment by the LESSOR or his agents.
14. That the LESSEE will not assign or sub-let or otherwise part with the premises hereby demised without the permission in writing of the LESSOR.
15. No gas appliance and or liquor, alcohol, intoxicating drug whatsoever, shall be kept, sold or used at the demised premises.
16. The LESSEE at the expiration of the tenancy given the PREMISES in well condition and shall repair any damage of whatsoever nature made during the tenancy period.

17. The LESSOR shall give three months notice before the expiry of the paid up period of the lease if the LESSOR wishes to repossess the premises or increase the rent, or offer the demised premises to another LESSEE
18. The LESSEE shall give three months notice before the expiry of the LEASE period if the LESSEE wishes to take another LEASE or otherwise extend the LEASE.

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19. The LEASE agreement shall be on annual basis but the LESSEE shall have an option to renew subject to the mutual agreement on terms by both parties.
20. The LESSEE shall at the end of the LEASE period give vacant possession of the premises in good state of repair, unless the same have or are let to the LESSEE

IN WITNESS WHEREOF, BOTH PARTIES have executed this agreement on the day and year, first above written.

SIGNED and DELIVERED by the said
MR. MOHAMED EDHA AWADH ON BEHALF OF
IT PLAZA BUILDING



who is identified to me by
the latter being known to me personally in
my presence this 24 day of JANUARY, 2025

LESSOR

Before me:

Signature:

Address:

Qualification:



SIGNED and DELIVERED by the said
HU ZUNBAO DIRECTOR PROPERTY GLOBAL
HOLDINGS LIMITED

who is identified to me by
the latter being known to me personally in
my presence this 24 day of JANUARY, 2025

LESSEE

Before me:

Signature:

Address:

Qualification:



STAMP DUTY

Shs: 168,000/- Collected
a/c 412021016 24/01/2025
Receipt No: Date:

A
Regional Manager - Iqala Tax Region

tin: 178-317-3412
SID: 168,000/-
WH: 1600,000/-