

**LEASE AGREEMENT**

**BETWEEN**

*CHANG CHENG WOOD INDUSTRY*  
.....

**AND**

**ZHONGMIN HUIGUAN COMPANY LIMITED**

**THIS LEASE AGREEMENT** is made this 14<sup>th</sup> day of November, 2025

**BETWEEN**

CHAN CHEM WOOD INDUSTRY of Mafinga Town, Iringa Region (herein after referred to as the "LANDLORD", which expression where the context so admit shall include his heirs and assignees) of one part.

**AND**

**ZHONGMIN HUIGUAN COMPANY LIMITED** a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 1836, Mafinga, Iringa, (herein after referred to as the "TENANT"), which expression where the context admit shall include her successor or assignees) of the other part.

A. **WHEREAS**, the **Landlord** is the lawful owner of Plot at Ifingo Street, Kinyanambo C, Mafinga Town, Iringa Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the land subject the terms and conditions hereinafter set forth.

**NOW THEREFORE**, This **DEED** witness as follows.

**IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:-**

1. The Landlord shall

- a) That this lease agreement will be for a term of Ten (10) years, starting from 1<sup>st</sup> November, 2025 to 31<sup>st</sup> October 2035 and as witnessed in the Lease Agreement between CHAN CHEM WOOD INDUSTRY and **ZHONGMIN HUIGUAN**

**COMPANY LIMITED** which will be reviewed after every three years periods.

b) **YIELDING AND PAYING** therefore and throughout the said term of 24 month at a rent of Tshs 300,000 only , payable in advance for a period of every twenty four months with effect from 4<sup>th</sup> November, 2025

2. The Landlord undertakes that, the Tenant shall enjoy the facilities of the leased premises without any interference from the Landlord, his family members or his worked upon for a further period of five years.
3. At the expiry of the initial period of Five years the Tenant shall enter into renegotiation or reviewing favorable terms upon which the renewal of contract will be, worked upon for a further period of Three years.
4. The contracting parties have executed this Lease Agreement on date and year hereinafter appearing.
5. This **LEASE** Agreement shall be governed by and constructed in accordance with the laws of Tanzania Governing Landlord and Tenant relationship as shall be in force.

6. The tenant shall have the option to purchase the property during the lease term, subject to the execution of a new and separate purchase agreement mutually agreed upon by both parties.

**IN WITNESS WHEREOF** the parties hereto have executed these presents on the day and in the year in the manner hereinafter appearing

**SIGNED AND DELIVERED** at Dar es Salaam by the said  
CHANGCHENG WOOD INDUSTRY who is identified to me by  
.....The latter  
Being known to me personally in my presence  
This 14<sup>th</sup> day of November 2025

徐继桃  
.....  
**LANDLORD**

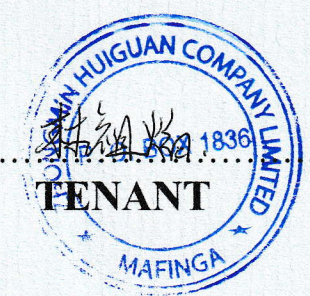
**BEFORE ME:**

NAME: MAURICE S. MHAMWENDA  
SIGNATURE: MS MHAMWENDA  
ADDRESS: P.O. Box 13495, DSM  
QUALIFICATION: ADVOCATE



**SIGNED AND DELIVERED** at Dar es Salaam by the said  
ZHONGMIN HUIGUAN CO. LTD who is identified to me by  
...FELISTER SALLEMA DONATI. The latter  
Being known to me personally in my presence  
This 14<sup>th</sup> day of November, 2025

.....  
**TENANT**



**BEFORE ME:**

NAME: MAURICE S. MHAMWENDA  
SIGNATURE: MS MHAMWENDA  
ADDRESS: P.O. Box 13495, DSM  
QUALIFICATION: ADVOCATE

