

**LEASE AGREEMENT**

**BETWEEN**

**FHAAM MEDICAL LIMITED**

**AND**

**EAST AFRICAN MEDICAL INDUSTRIAL LIMITED**

A circular notary seal for Hendrick Daniel Matiku, Advocate, Notary Public & Commissioner for Oaths. The seal includes a QR code, a signature, and a date. The text inside the seal reads: "Certified as True Copy of the Original", "Hendrick Daniel Matiku", "Advocate, Notary Public & Commissioner for Oaths", "Sign: [Signature]", and "Date: 06/10/2028".

Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 06/10/2028

**THIS LEASE AGREEMENT** is made this 25<sup>th</sup> day of September, 2025

**BETWEEN**

**FHAAM MEDICAL LIMITED** of P.O. Box 76638, Dar es Salaam. (herein after referred to as the "LANDLORD", which expression, where the context so admit, shall include his heirs and assignees) of one part.

**AND**

**EAST AFRICAN MEDICAL LIMITED** a Company duly registered under the Companies ACT, (Cap, 212, R.E 2002) of P.O Box 7982, Dar es Salaam (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 said Plot No. 65844 and 65845 measuring 8118.8 sqm located at Kigogo Street, Kisarawe II Kigamboni Area situated in Dar es Salaam Region.

B. **WHEREAS**, the **Tenant** is desirous and willing to rent the said part of the premises 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 thirty (30) years, stating from 25th day of September, 2025 to 25th day of August, 2055 and as witnessed in the Lease Agreement between **FHAAM MEDICAL LIMITED** and **EAST AFRICAN MEDICAL LIMITED** which will be reviewed after every five (5) year period.



- b) **YIELDING AND PAYING** therefore and throughout the said term of 24 months at a rent of twenty four million (Tsh 24,000,000) only, payable in advance for a period of every twenty-four months with effect from 25th day of September, 202.
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 work 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 review favorable terms upon which the renewal of the contract will be worked upon for a further period of five years.
  4. The plot will be used to construct a modern medical equipment industry as the intended project.
  5. The contracting parties have executed this Lease Agreement on the date and year hereinafter appearing.
  6. **NOTE** that the plot will later on transferred to the tenant with an arrangement agreed between the two parties.
  7. This **LEASE** Agreement shall be governed by and construed in accordance with the laws of Tanzania, governing the Landlord and Tenant relationship as shall be in force

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

 Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 06/11/2025

Name: MUSSEIN A. MUSSEIN

Qualification: DIRECTOR

Signature: 

Date: 25/09/2025

Name: FARHA SAID SALIM

Qualification: DIRECTOR

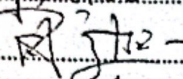
Signature: Encl

Date: 25/09/2025



For an on behalf of EAST AFRICAN MEDICAL INDUSTRIAL LIMITED

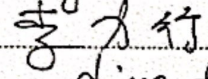
Name: Jiayi Xiao

Signature: 

Address: 9th floor, Victoria Noble center.

Qualification: Director

Name: Lixing Li

Signature: 

Qualification: director

Date: 25-09-2025



Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 06/10/2025

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