



FD NUMBER: DSMFD000005853
 DATE/TIME: 2025-10-22T08:07:34.408585574
 TRANSACTION NO: DSMDOC_LEASEAGR000000006
 ASSISTANT REGISTRAR OF TITLES

Sitany

DATED THE 27th DAY OF July 2025

YANSAM MOTORS (TANZANIA) LIMITED
 (as LESSOR)

- to -



ZHONGSHI TONG SUPPLY CHAIN OPTIMIZATION COMPANY LIMITED
 (as LESSEE)

LEASE

in respect of premises on
 (Open Yard) Plot Number 44, Industrial Area, Kipawa, Dar es Salaam

Damary Ayuku-Angulu
 Advocate
 49, Riverside Drive
 P.O. Box 55358 - 00200
NAIROBI

[Handwritten signatures]



REPUBLIC OF TANZANIA

IN THE MATTER OF THE LAND ORDINANCE (CAP 113)

LEASE

THIS LEASE is made the day of

Two Thousand and Twenty-Five

BETWEEN:

1. **YANSAM MOTORS (TANZANIA) LIMITED**, a limited liability company incorporated in the United Republic of Tanzania having its registered office situate at Dar es Salaam in the said Republic and of Post Office Box Number 79351, Dar es Salaam aforesaid (hereinafter called the "**Lessor**" which expression shall, where the context so requires, include the Lessor's successors in title and assigns) on the one part; and
2. **ZHONGSHI TONG SUPPLY CHAIN OPTIMIZATION COMPANY LIMITED**, a limited liability company incorporated in the United Republic of Tanzania having its registered office at House No. 13, situated on Plot No. 229, Block 20, Unkatedi Street, Dar es Salaam (hereinafter called the "**Lessee**" which expression shall, where the context so requires, include the Lessee's successors in title and permitted assigns) of the other part.

WHEREAS:

- A. The Lessor is registered as the proprietor as lessee for the term of Ninety-nine (99) years from the First day of October One thousand nine hundred and ninety-nine (subject however to the provisions of the Land Act (Cap 113 R.E. 2019) and to the terms and conditions stipulated in Certificate of Occupancy dated the 28th day of January, 2000 (the "**Head Lease**") and to the revisable annual rent of Tanzania Shillings One million one hundred and forty-three (TShs 1,143,000/-) of **ALL THAT** land situate in Industrial Area Kipawa in Dar es Salaam containing by measurement Two decimal two eight seven (2.287) hectares or thereabouts that is to say Plot No. 42 and 44 which land being the premises comprised in a Certificate of Occupancy registered in the Land Registry at Dar es Salaam aforesaid as Number 49714 with the dimensions abutments and boundaries thereof is delineated on the Plan annexed to the said Certificate and more particularly on Land Survey Plan Number 17991 deposited in the Survey Records Office at Dar es Salaam aforesaid and thereon bordered red (hereinafter called "**the Land**");
- B. The Lessee wishes to take a portion of the Land containing by measurements of Seven thousand three hundred and thirty square meters (7,330m²) or thereabouts situate on Plot No. 44 and commonly known as "**the Open Yard**" including the existing



godown, parking spaces and the unbuilt space as more particularly identified on the sketch plan annexed hereto (“**the Annexure**”) and bordered in red (hereinafter together called “**the Premises**”); and

- C. The Lessor has agreed to give and the Lessee has agreed to accept to lease the Premises, together with all appurtenances, fixtures in its current condition, which the Lessee shall hold and enjoy during the continuance of this Lease subject to the terms and conditions mentioned hereinafter:

NOW THIS LEASE WITNESSETH AS FOLLOWS:

1. In consideration of the rents hereinafter reserved and of the Lessee’s covenants hereinafter contained the Lessor **HEREBY LEASES** unto the Lessee **ALL THOSE Premises TO BE HELD** by the Lessee as Lessee for a term of ten (10) years from the First day of June Two Thousand and Twenty Five (1st June 2025) to Thirty First day of May Two Thousand and Thirty Five (31st May 2035) (hereinafter referred to as “**the Term**”) **SUBJECT** nevertheless to determination as hereinafter provided **YIELDING AND PAYING** rent therefor during the Term as follows: -

- (i) From the First day of June Two Thousand and Twenty-Five (1st June 2025) (“**the Commencement Date**”) to Thirty First day of December Two Thousand and Thirty-Five (31st May 2035) (both days inclusive), with the **initial monthly rent Tshs. 27,500,000/=** (say: Tanzanian Shillings Twenty Seven Million Five Hundred Thousand), plus value added tax (VAT), only.
- (ii) The rental sum stated under Sub-C1 clause 1(i) above will be subject to deduction at source of withholding tax payable to Tanzania Revenue Authority (TRA) by the Lessee. The Lessee will submit to the Lessor evidence of payment of withholding tax within seven (7) days from the date of making payment.
- (iii) VAT shall be paid by the Lessor, unless a valid and adequate exemption from VAT is issued by TRA and the same is supplied to the Lessee.
- (iv) Rent shall escalate at a compound rate of 6% per annum and is payable **yearly in advance as particularly** provided in the rent payment schedule (“**Schedule**”) attached hereto, with Proforma invoice issued fourteen (14) days prior to the due date, clear of all and any set-off, counterclaim, withholding or deductions, save for withholding tax set by the TRA on or before the first day of each succeeding year, with Proforma invoice issued fourteen (14) days prior to the due date, by means of an irrevocable banker’s order (where required), EFT, RTGS, direct deposit or other mode of payment acceptable to the Lessor payable to:

Account Name: YANSAM MOTORS (TANZANIA) LIMITED

Account Number: 103955100023

Account Currency: TSHS.

Bank Name: NCBA BANK TANZANIA LIMITED

Branch: PSSSF BRANCH

- (v) Further "First Right of Purchase" option is available to the Lessee if the Property is announced for sale, subject to a competitive offer or the Lessee matching more favourable offer. This does not apply in case of internal re-organization of group companies.
- (iv) The Lessee shall not pay rent for the period 1st June 2025 to 31st August 2025 (the rent free period). Rent for the period, 1st September 2025 to 31st December 2025, shall be paid with the Security Deposit (hereinafter defined) before the Commencement Date and possession of the Premises.
- (vi) The Lessor will acknowledge receipt of payment of the rental amount by issuing tax receipts to the Lessee within seven (7) days from the date of receipt of payment.
2. In consideration of granting of this Lease, the Lessee covenants and agrees that the sum of Tanzania Shillings Twenty Seven Million Five Hundred Thousand (Tshs. 27,500,000/=) by way of deposit (" the **Security Deposit**") shall be payable by the Lessee before the Commencement Date and same shall be held and retained by the Lessor as security for the due performance and observance by the Lessee of all and singular the several covenants and agreements on the part of the Lessee and the conditions contained herein provided that the Lessor shall be entitled at any time and from time to time to apply the Security Deposit in and towards the satisfaction and discharge of the covenants and agreements on the part of the Lessee and it is hereby further agreed and declared by the Lessee that any payments made by the Lessee (including payments of rent) after any such application of the Security Deposit by the Lessor may at the sole option of the Lessor be allocated in restoring the Security Deposit so applied and (in the absence of any express contrary appropriation by the Lessor) shall not be treated as having been applied in the payment and satisfaction of the relevant payment obligation it was intended to have been applied towards. The Lessee acknowledges and agrees that the Lessor shall not be required to account for any interest on the Security Deposit. The Security Deposit shall be **refunded within thirty (30) days** by the Lessor to the Lessee at the expiry of the Term and only to the extent that the same shall not have been applied in and towards the satisfaction and discharge of the covenants and agreements on part of the Lessee.
3. The Lessee covenants to utilize the Premises for **commercial use** and not to use the Premises for any other purpose without the written consent of the Lessor and the Lessee shall not use the Premises or suffer or permit the same to be used for any offensive noisy or dangerous trade business manufacture or occupation or for any purpose or in any manner which may be a nuisance to the Lessor or occupiers of neighbouring or adjacent premises or bring the Lessor or the Land into disrepute. Breach of this clause shall entitle the Lessor to re-enter upon the Premises and the Term shall determine.
4. The parties shall conduct a joint inspection on the Commencement Date and sign a Property Handover Protocol (with timestamped photos/video evidence), specifying:
- (a) Current status of structures (walls, roofs, floors, etc.);
- (b) Condition of installations (piping, electrical systems, fire equipment); and
- (c) Site status (landscaping, fences, and pavements).



5. LESSEE'S COVENANTS

The Lessee to the intent that the obligations hereinafter set out may continue throughout the continuance of the Term COVENANTS AND AGREES with the Lessor as follows:

- a. To pay the rent hereby reserved to the Lessor in the manner and on the dates specified in this Lease without any deduction set off or counterclaim whatsoever, save for withholding tax payable to Tanzanian Revenue Authority.
- b. In the event that the Lessee shall fail to effect payment of rent or other monies payable, once formally demanded, hereunder on their respective dates then without prejudice to the Lessor's rights and remedies hereunder or otherwise the Lessor shall at its discretion be entitled to charge interest on the delayed payments at **one per centum (1%) per month** from date upon which the rent or other money falls due until actual payment thereof in full and the said interest shall forthwith be applied and come to force and become payable by the Lessee.
- c. To keep all pipes, sanitary and water apparatus, pipes in the Premises in good state and condition and to make good any damage on the Premises caused by the wilful or default of the Lessee or the servants or licences of the Lessee to any portion of the Land and in compliance with the local Government by laws.
- d. To keep the gardens and grounds and all plants, ornamental trees shrubs and bushes therein in good order and condition and properly tended and cultivated.
- e. Not to remove or (except in the proper course of cultivation and management) cut lop top or prune any trees shrubs or bushes in the Premises (except for what has been approved) without first obtaining the Lessor's written consent which consent shall not be unreasonably withheld.
- f. To take all reasonable steps to ensure that the interior, exterior and immediate surroundings of the Premises shall be kept and maintained in a clean and hygienic way and that no disposal waste shall be permitted to accumulate thereon or within gutters and drains **AND** not to dispose any refuse on the said piece of Land **PROVIDED THAT** all disposal waste shall be kept within the Premises and shall be disposed of at regular intervals at the cost of the Lessee.
- g. To promptly pay all charges in respect of the water and electricity consumed at the Premises and all conservancy and rubbish collection charges in respect of the Premises and in respect of electric current whether for light or power supplied by the authorised distributor to the Premises and used therein including all kilowatt charges periodic or unit charges and meter rents.
- h. To make at its own cost and expense adequate arrangements for security for the Premises and the surrounding areas used by the Lessee in accordance with the Lessee's needs having regard to the authorized user of the Premises such arrangements may include but not be limited to installation of security lights alarm systems reinforcement of boundary walls and/or fences and any other



additional improvements which the Lessee requires and to employ security guards for the protection and security of the Building and the Property at all times. The Lessor, its agents and employees are under no liability whatsoever to the Lessee, the Lessee's guests, visitors, agents, invitees, licensees and employees against injury, damage or loss caused by burglary, theft or otherwise on the Land or the Premises.

- i. To keep such parts of the Premises as shall not be built on in a clean and tidy condition and maintain the gates carriage ways car parking areas and paths forming part of the Premises in good condition and repair and also maintain in good condition and repair the fences surrounding the Premises.
- j. Not to do or permit or suffer to be done upon the Premises, anything which may cause annoyance, inconvenience, or disturbance to any person or which may constitute nuisance to the neighbouring premises or result in breach of any laws.
- k. At all times during the Term at the Lessee's expense to keep the Premises sufficiently supplied and equipped with firefighting and extinguishing apparatus and appliances of a type to be first approved from time to time by the fire authority which is in compliance with the Statutes and by the respective Lessee's insurers and suitable in all respects for the permitted user such apparatus and appliances to be open for inspection by the Lessor with prior notice of **seven (7) days**, and to be maintained in good and substantial repair and condition and also not to obstruct the access to or means of working such apparatus and appliances.
- l. At the expiration or sooner determination of Term unless a new term has been allowed as the case will be to comply with clause 9(vi).

6. ASSIGNMENT AND SUB-LETTING

The Lessee will not assign or underlet the Premises without prior consent in writing from the Lessor, which consent in the case of reputable and responsible persons shall not be unreasonably withheld or delayed and provided that the sub-lease shall be bound by the terms and conditions of this Lease and the Head Lease.

7. INSURANCE

It is hereby agreed and declared that the Lessee shall be solely responsible for insurance of the Premises against any and all kinds of liability resulting from damage caused by and not limited to fire, earthquake, tempest, flood, war, violence of any military force, or of a mob or such irresistible force and shall include public liability cover (the "**Insured Risk**").

8. LIABILITY

The Lessor shall not be under any liability whatsoever for any damage which the Lessee, the Lessee's licensee's agent's visitors shall or may sustain as a result of fire or theft or collapse of the buildings or on any part or parts thereof from any cause whatsoever or the entry of water into the **AND** the Lessee hereby expressly indemnifies the Lessor from and against all and any liability in respect of all and any of said events.



9. INDEMNITY

The Lessee hereby agrees to indemnify the Lessor in respect of any liability arising in any way directly or indirectly out of:

- (a) the state and condition of the Premises insofar as the Lessee is liable therefore under the covenants herein contained.
- (b) any act omission or default of the Lessee its under-lessee or their respective agents' servants invitees' licensees or visitors.
- (c) works of repair construction or alteration to the Premises carried out by or on behalf of the Lessee or any under-lessee.
- (d) the user of the Premises.
- (e) third party claims which ought to have been covered by insurance effected by the Lessee.
- (f) anything now or hereafter attached to or brought onto the Premises by the Lessee its under-lessee or their respective agents' servants invitees' licensees or visitors.
- (h) any omission by the Lessee to give written notice to the Lessor of any matter that the Lessor should have been made aware of in relation to the Premises
- (i) any breach (however remote) by the Lessee or any under-lessee of any covenant on the part of the Lessee or any condition herein contained; and
- (j) any damage or injury occasioned to the Premises or to any property real or personal or to any person caused by any act neglect default omission or negligence on the part of the Lessee its under-Lessee or their respective agents servants invitees licensees or visitors.



10. RE-DEVELOPMENTS AND IMPROVEMENTS

- (i) The Lessee acknowledges that it has inspected the Premises and agrees to lease the Premises "As Is".
- (ii) In consideration of the rent terms granted by the Lessor to the Lessee, continuity of this Lease is conditional upon the Lessee constructing at its own cost three (3) godowns (similar in design or better than the existing godown) and one concreted open exhibition with good finishes and parking slots ("the New Buildings"), on a total build up area measuring approximately 4,000 square metres (as more particularly outlined in the dotted line in the Annexure hereto), within two (2) years. Should the Lessee not satisfy this condition within the stipulated timeframe for whatever reason, the Lessee shall be in breach of contract and the Lessor shall elect to either terminate the Lease for breach of contract or to increase the rent by 40% from the third year of the Lease to match the projected loss of income and that shall be considered good and final compensation for breach of contract.

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(iii) It is agreed that all the building plans, redevelopment plans and construction shall be approved by the Lessor and the respective authorities prior to commencement of the construction and the same shall be in compliance with the applicable law which shall include but not limited to provisions of the building codes, environmental conservation and management regulations, fire and safety standards and the city zoning requirements and bylaws then in force and the Lessee shall submit duplicate copies of the final approved building plans, drawings and any ancillary documents to the Lessor before carrying out any construction works and occupation certificate immediately the same is issued upon completion of the works.

(iv) It shall be the Lessee's sole responsibility to prepare and submit for approval all the construction and building plans to the respective authorities and which shall be subject to the Lessor's prior approval. The Lessor shall provide necessary support in the planning approval process, if needed. The cost for the construction permits and any related costs shall be borne by the Lessee.

(v) The Lessee agrees that it shall be responsible for any compensation arising from injury or damage caused to third parties in connection with the Lessee's occupation, construction and improvements on the Premises and any other activities related to the Lessee's business during the Term of the Lease.

(vi) In the event the Lessee fails to build the show house and go downs within the stipulated time, the Lessor shall have the right to re-enter and repossess the Premises for breach of this lease and lease out the Premises to any third party.

(vii) All the developments, re-developments and improvements (including "**the New Buildings**") on the Land shall remain the property of the Lessor upon termination or earlier determination of the Lease and the Lessee shall not seek any compensation for the cost of construction, repairs or any charges whatsoever in relation to the construction and/or maintenance of the buildings.

11. THE LESSOR'S COVENANTS

The Lessor agrees:

- a) That the Lessee paying the rent reserved and observing and performing the several covenants and conditions herein on its part contained shall subject to the provisions of this Lease enjoy quiet and peaceful possession of the Premises without disturbance caused by the Lessor or his servant or assignees or successors in interest of the Lessor or any other person claiming or proving title paramount to the Lessor PROVIDED the Lessor and/or his agent at a notice of **not less than three (3) days** may enter upon the Premises and inspect the conditions thereof and give or leave notice of any defects caused by any act of the Lessee or his servants and the Lessee agrees to make good these defects within two (2) months after such notice has been given or left.
- b) To pay all rates, dues, and other outgoings that are payable in respect of the Land and being the responsibility of the Lessor.
- c) In the event of the Premises or part thereof being damaged or destroyed by fire, act of



God or other cause not due to negligent or wilful acts or omissions of the Lessee which may render the Premises inhabitable, to refund to Lessee a proportionate part of the rent prepaid for the unexpired portion of the Term.

12. **RENEWAL**

On the written request of the Lessee made at least **six (6) months** before expiration of the Term there being no existing breach or non-observance of any of the covenants and conditions herein on the part of the Lessee to be performed and observed the Lessor may at its sole and unfettered discretion grant to the Lessee a lease of the Premises for a further period of **five (5) years** from the expiry of the present Term at a revised rent and terms to be agreed and determined by the parties.

13. **RIGHT OF RE-ENTRY**

13.1 If:

- (a) the Lessee fails to pay the rent or any part thereof within thirty (30) days from the due date of payment of the same, formally demanded, or fails to pay or discharge any other obligation and liability payable or to be discharged by the Lessee; or
- (b) the Lessee breaches or fails to comply perform or observe any of the other covenants agreements conditions and undertakings contained herein and to be complied with performed and observed by the Lessee; or
- (c) the Lessee stops payment or agrees to declare a moratorium or becomes or is deemed to be unable to pay its debts as and when they fall due or if a notice is issued convening a meeting of the creditors of the Lessee or if the Lessee proposes or enters into any composition or arrangement with its creditors generally or any class of its creditors; or
- (d) any material part of the property assets or revenues of the Lessee is sold or disposed of or threatened to be sold or disposed of whether in a single transaction or a number of transactions or is nationalized compulsorily acquired seized or appropriated; or
- (e) the Lessee ceases or threatens to cease to carry on the business presently carried on by the Lessee or any material part thereof or changes the nature or mode of conduct of its trading in any material respect; or the Lessee may at any given time cease the operations wilfully and without deviation on the payment shall continue to enjoy the land/ facilities at all times: or
- (f) any licence authorisation consent or registration at any time necessary or desirable to enable the Lessee to carry on its business or trade or comply with its obligations hereunder should be revoked withheld or materially modified or shall fail to be granted or perfected or shall cease to remain in full force and effect, then and in any such cases, which shall for the purposes hereof constitute a breach of covenant by the Lessee, the Lessor shall issue a notice in writing to the Lessee ("**the Notice**");
 - (i) Specifying the nature of the breach by the Lessee ("**the Breach**"); and



- (ii) (in the case of a Breach capable of remedy) requiring the Lessee to remedy the Breach within thirty (30) days from the date of the Notice; and
- (iii) (in any other case other than non-payment of the rent) requiring the Lessee to remedy the Breach by way of a monetary compensation and specifying the amount to be paid by the Lessee, subject to justification.
- 13.2 If upon the issuance of the Notice in accordance with the terms of Sub-clause 12.1(i) the Lessee shall not have remedied the Breach in the manner stipulated in the Notice within thirty (30) days of the Notice then and in any of the said cases it shall be lawful for the Lessor (without prejudice to any other rights or remedies of the Lessor) at any time thereafter, to re-enter into and upon the Premises or any part thereof in the name of the whole and the same to have again, repossess and enjoy as in its former estate and thereupon the Term shall absolutely determine anything herein contained to the contrary otherwise notwithstanding but without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach of any of the covenants, undertakings and agreements by the Lessee herein contained.
- 13.3 If the Lessee shall make default in paying any sum required to be paid pursuant hereto (including without limitation, the rent) such sum shall be recoverable, formally demanded, as if rent in arrears and the power of the Lessor to distrain upon the Premises for rent in arrears including any such sum as aforesaid shall extend to and include any Lessee's fixtures and fittings not otherwise distrainable by law which may from time to time be thereon.
- 13.4 If the Lessee shall make default in making payment of any monies becoming payable hereunder the amount owing may at the discretion of the Lessor be recovered as rent in arrear or as a debt.

14. TERMINATION

The Lessee agrees to surrender the Premises to the Lessor at the expiry of this Lease. Immediately prior to the expiration or sooner after determination of the Term (howsoever the same may be determined) at the cost of the Lessee:

- (a) to replace all external perimeter walls which shall be damaged or destroyed with others of a similar or more modern nature to the reasonable satisfaction of the Lessor and to remove all signs of the name or business of the Lessee or of the occupiers of the Premises and every other notice which the Lessor shall require to be removed and (unless the Lessor shall agree otherwise) to remove all Lessee's fixtures and effects from the Premises making good all damage occasioned to the thereby to the reasonable satisfaction of the Lessor;
- (b) the Lessee shall surrender the Premises in substantially the same condition as at the commencement of the Term, **reasonable wear and tear excepted** (where reasonable wear and tear shall mean, deterioration resulting from normal use, climatic conditions, and the passage of time, excluding damage caused by negligence, misuse, or failure to perform maintenance obligations).



Handwritten signatures and a blue circular stamp of a Real Estate Manager, Ilala Tax Region.

The Lessor's right to require repairs will apply solely to damages exceeding reasonable wear and tear.

- (c) Quietly to yield up to the Lessor the Premises duly kept in accordance with the covenants herein contained together with all improvements and additions (other than those which should have been previously removed to comply with the terms hereof) which may at any time be in or about the Premises;
- (c) If the Premises shall not be in such a state and condition as shall be in accordance with the covenants and provisions herein contained, then the Security Deposit given may be applied solely to remedy damages arising from the Lessee's breach of covenant not for costs associated with reasonable wear and tear; and
- (d) To permit the Lessor or its agents at any time during the three (3) months next before the expiration of the Term to enter upon the Premises with prior notice of two (2) days and to affix upon any suitable part thereof a notice board for re-letting the same and not to remove or obscure nor permit to be removed or obscured the same and to permit all persons by order in writing of the Lessor or its agents to view the Premises during office hours without interruption, with prior notice of **seven (7) days**.

Without prejudice to this clause, at the termination of this Lease whether by expiration of time or forfeiture, the Lessee shall remove all personal property or otherwise from the Premises and upon failure to do so such property shall be deemed to be abandoned and for disposal as the Lessor sees fit at the best possible price (formally made known to the Lessee) and the Lessee further agrees to pay the Lessor the cost of the removal and disposal of any such property so abandoned by the Lessee.

- 15. Any notice under this Lease shall be in writing and any notice shall be sufficiently served if addressed and delivered to the Premises if addressed to the Lessee or sent by registered post to the Lessor's address set out on page two (2) or delivered at the Lessor's Head office or through the last known email of the authorized officer of the Lessor and receipt of delivery acknowledged by the said authorized person.
- 16. Each party shall bear its own legal costs. The Lessee shall be responsible for payment of stamp duty and registration charges on this Lease and its counterparts.
- 17. Each of the Lessor and the Lessee hereby agrees and confirms for the purposes of the Law of Contract Act, Cap 345 R.E 2019, that it has executed this Lease with the intention to bind itself to the contents hereof.
- 18. The parties hereto will make every effort to resolve amicably by informal negotiations any disagreement or dispute arising between them under or in connection with this Lease. If the Parties hereto are unable to reach an amicable resolution of such disagreement or dispute within a period of three (3) months, the matter shall be referred to a competent court for adjudication and settlement.
- 19. This Lease shall be governed by and construed in accordance with the law of the Republic of Tanzania Mainland.



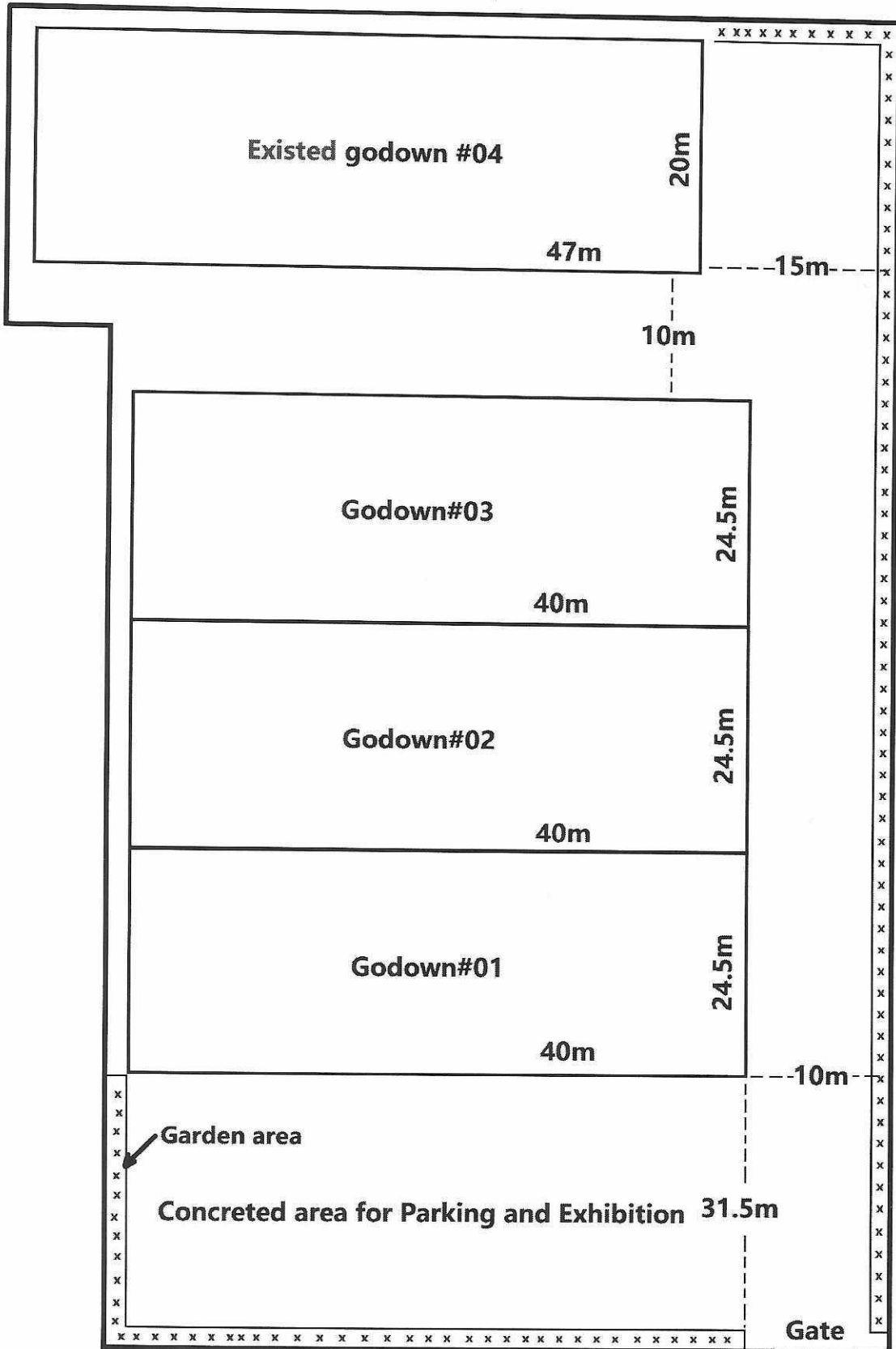
SCHEDULE
(Rent payment schedule)

Year	Period	Monthly rent (in Tshs.) (exclusive of VAT)	Annual Rent (in Tshs.) (exclusive of VAT)
1	1 st June 2025 to 31 st August 2025	Rent Free	-
1	1 st Sep 2025 to 31 st Dec 2025	27,500,000.00	110,000,000.00
1	1 st January 2026 to 31 st May 2026	27,500,000.00	137,500,000.00
2	1 st June 2026 to 31 st May 2027	29,150,000.00	349,800,000.00
3	1 st June 2027 to 31 st May 2028	30,899,000.00	370,788,000.00
4	1 st June 2028 to 31 st May 2029	32,752,940.00	393,035,280.00
5	1 st June 2029 to 31 st May 2030	34,718,116.00	416,617,392.00
6	1 st June 2030 to 31 st May 2031	36,801,203.00	441,614,436.00
7	1 st June 2031 to 31 st May 2032	39,009,276.00	468,111,312.00
8	1 st June 2032 to 31 st May 2033	41,349,832.00	496,197,984.00
9	1 st June 2033 to 31 st May 2034	43,830,822.00	525,969,864.00
10	1 st June 2034 to 31 st May 2035	46,460,671.00	557,528,052.00

N/B Rent for the period, 1st September 2025 to 31st December 2025 is payable with the Security Deposit before the Commencement Date and possession of the Premises.

Handwritten signature

Annexure (ref: recital B & paragraph 10 (ii))



Handwritten signature

AND THE LESSEE HEREBY ACCEPTS this Lease subject to the covenants agreements conditions restrictions stipulations and provisions herein contained.

IN WITNESS this Lease has been duly executed by the parties hereto the day and year mentioned above.

SEALED with the Common Seal of the LESSOR
YANSAM MOTORS (TANZANIA) LIMITED

Name: *MR AKIF BUTT*

ID/Passport No: *8922849*

Director:

Signature: *[Signature]*

Name: *MR M. N. OMAR*

ID/Passport No: *8350263*

Director/Secretary:

Signature: *[Signature]*

M. N. OMAR



Certificate of Verification

I *DAMARY AYUKU-ANGULU* an advocate who witnessed the execution of this Lease **CERTIFY** that the above named Director and Director/Secretary of the Lessor and being the person (s) witnessing the affixing of the Common Seal of the Lessor appeared before me on theday of.....20.....and being known to me/being identified to me by.....) acknowledged the above signatures or marks, photos, ID/Passport Numbers to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.

DAMARY AYUKU-ANGULU
ADVOCATE & COMMISSIONER FOR OATHS

P. O. Box 2981 - 00100

[Signature]
.....MOBI-KENYA

**Signature and Designation of
Person Certifying**




[Handwritten signature]

SEALED with the Common Seal of the **LESSEE**
ZHONGSHI TONG SUPPLY CHAIN OPTIMIZATION
COMPANY LIMITED

Name: FANG ZEJI

ID/Passport No: EH2045230

Director: FANG ZEJI


Signature: 



Name: MA GUOCAI

ID/Passport No: EJ6426907

Director/Secretary MA GUOCAI

Signature: 




Certificate of Verification

I **RICO ADOLF MZERU** an advocate who witnessed the execution of this Lease **CERTIFY** that the above named Director and Director/Secretary of the Lessee and being the person (s) witnessing the affixing of the Common Seal of the Lessor appeared before me on the 27th day of JULY 2025 and being known to me/being identified to me by Lin Yuanqing acknowledged the above signatures or marks, photos, ID/Passport Numbers to be his/hers/theirs and that he/she/they had freely and voluntarily executed this instrument and understood its contents.



STAMP DUTY

Shs: 1,2671,6231 = Collected
Receipt No: 948421642821 Date: 13/8/2025


Regional Manager - Ilala Tax Region


Signature and Designation of
Person Certifying



DRAWN BY:

DAMARY AYUKU,
ADVOCATE
49, RIVERSIDE DRIVE
P O BOX 55358-00200
NAIROBI, KENYA

Damary Ayuku