

LEASE AGREEMENT

THIS LEASE AGREEMENT is made this 01.06.2025

BETWEEN

ZHANG JINXIANG of CHINA, HUBEI, WUHAN (hereinafter referred to as “the Landlord” **where the context so admits includes his successors and assigns**), of the one part.

AND

HUAYUAN INVESTMENT COMPANY LIMITED of P.O. Box 9308, Makumbusho Area street, (hereinafter referred to as “the Tenant” **where the context so admits includes his successors and assigns**) of the other part.

WHEREAS

- I. The Landlord is the owner of premises described as an Office building.
- II. Whereas the Tenant is willing to lease the Demised Premises part for one year with an option to renew on terms set out herein below.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

1. TERM OF THE TENANCY:

1.1. The Landlord leases to the Tenant the Demised Premises from 1st June 2025 to 30th June 2026.

2. RENT PAYABLE:

2.1. The Tenant shall pay monthly rent of Tsh 1,000,000 every Months in advance, without any deductions whatsoever, save for withholding tax.

2.2. That the rent shall be paid into the Landlord’s bank account.

3. THE TENANT HEREBY COVENANTS WITH THE LANDLORD AS FOLLOWS:

- 3.1 To pay the reserved rent on the days and in the manner aforesaid.
- 3.2 That the Tenant shall pay, and discharge all charges for, telephone, electricity, internet charges, and other services consumed or used at or in relation to the demised premises.
- 3.3 That the Tenant shall not use the demised premises for any purpose other than for Office purposes or do any structural changes.
- 3.4 Tenant shall unless hereinafter specified to the contrary, maintain the said premises in good repair and tenantable condition during the continuation of this Lease except for reasonable wear and tear, damage by the elements or circumstances over which Tenant had no control which shall be the responsibility of Landlord.
- 3.5 Whenever the Premises or any essential part thereof shall be destroyed or rendered unfit or unavailable for further tenancy through fire, earthquake, flood, storm, war, civil disturbance, government action or other similar casualty or event, this Lease shall, at the option of the Tenant, immediately terminate. In the case of partial destruction, damage unfitness or incapacity, this Lease may be terminated in whole or in part at Tenant's option. Should Tenant exercise this option he shall provide written notice to Landlord and no rent shall accrue to Landlord after such termination, which shall be effective as of the date of such destruction or damage.
- 3.6 That the Tenant shall clean the demised premises and keep them in a clean condition.
- 3.7 That the Tenant shall exercise the rights and privileges herein stipulated so as to do as little damage or injury as possible and avoid carrying on any nuisance or annoyance to neighbors.
- 3.8 That the Tenant shall permit the Landlord or his agents at all reasonable and convenient time, after receiving a reasonable notice to view the condition of the building and carry out any necessary repairs.
- 3.9 That the Tenant shall pay to the Landlord the agreed rent without any deductions of withholding tax or any other fees commissions.

4. THE LANDLORD HEREBY COVENANTS WITH THE TENANT AS FOLLOWS:

- 4.1 That the Tenant paying the rent hereby reserved and performing all covenants stipulated herein on its part shall hold and enjoy quite possession of the demised premises during the said Lease without any interruption.
- 4.2 That the Landlord shall hand over the vacant possession of the Demised Premises, without any encumbrances whatsoever, to the Tenant on the agreed commencement date.
- 4.3 To keep the roof, main walls of the house, and the drains, septic tanks and water supply and the pipes in good and tenantable repair and condition before handing over the premises to the Tenant and during the period of occupancy by the Tenant;
- 4.4 The Landlord undertakes to pay all land rents and taxes on the demised premises save for stamp duty in respect to this lease agreement which is borne by the Tenant.


5 PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED as follows:

- 5.1 If default shall be made in the performance of any of the covenants on the part of the Landlord or the Tenant, then the term herein contained shall terminate, upon failure by the Tenant or the Landlord to remedy such default within thirty (30) days of a written notice;
- 5.2 The Tenant shall signify in writing his wish for renewal or termination of the Lease period at least Thirty (30) days in advance, in which event the Landlord shall respond otherwise.
- 5.3 Any proposed amendment to the monthly rent payable shall be subject to the consent of both parties, and in any event shall not exceed 10% of the existing agreed rate. Proposed amendment to rent payable shall only be negotiated upon expiry of the existing term and in the event the Tenant wishes to renew this tenancy agreement. Failure of both parties to reach an agreement, on the proposed change of rent payable, after expiry of 90 days from date of receipt of notice, shall result in an automatic termination of this agreement.
- 5.4 This Agreement shall be governed by Laws of the United Republic of Tanzania.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year in the manner herein after appearing.

SIGNED and DELIVERED by the said
MASOOD HAMAAD MWASHA
in the presence
of us this 30 day of May 2025
Name: MASOOD HAMAAD MWASHA

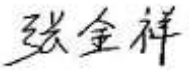
(LANDLORD)

Signature: 
Postal Address P.O.BOX 990
Qualification:

SEALED with the Common Seal of the said
ZHANG JINXIANG
DELIVERED in the presence
of us this 30 day of May 2025

(TENANT)

Name: ZHANG JINXIANG

Signature: 
Postal Address: P . O . B O X 9 3 0 8
Qualification: Director

BEFORE ME:

Full Name: NELSON INDWELA

