LEASE AGREEMENT

BETWEEN

BRILLIANT SANITARY SOLUTION COMPANY LIMITED

("*Lessor*")

AND

ELEPHANT PAPER INTERNATIONAL GROUP COMPANY LIMITED

("Lessee")

Lease Agreement in respect of Plot No. 1 & 2, Block B Msufini Kidete Area, Mkuranga District Coastal Region

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This agreement is made on 01st this day of August 2025

BETWEEN

BRILLIANT SANITARY WARE COMPANY LIMITED a limited company incorporated under the laws of the United Republic of Tanzania of P. O Box 10848, Dar es Salaam (hereinafter called "The Lessor" which expression shall where the context so admits include his assigns, executors, administrators and successors in title) of one part

AND

ELEPHANT PAPER INTERNANTIONAL GROUP COMPANY LIMITED a limited company incorporated under the laws of the United Republic of Tanzania of P. O Box 42450, Dar es Salaam (hereinafter called "The Lessor" which expression shall where the context so admits include his assigns, executors, administrators and successors in title) of one part

WHEREAS: -

A. The Lessor is lawful Owner of all that piece and parcel of land known as PLOT No 1&2 BLOCK B Msufini Kidete Area, Mkuranga District Coastal Region (herein referred as "The demised premises")

B. The Lessor is desirous of letting 30,000 square meters of the land for building a factory to the demised premises to the Lessee and the Lessee is desirous of taking the demised premises on lease from the Lessor upon the terms and subject to the conditions hereinafter appearing

NOW THIS AGREEMENT WITNESSTH as follows;

1. COMMENCEMENT AND DURATION
   The Lessor hereby demises unto the Lessee ALL THAT Demised Premises together with the right of access for term of (10) Ten years subject nevertheless, to the provision for review, termination and renewal hereinafter contained: Commenced date will be 01.08.2025

2. RENT PER SQUARE METER
   Rent payable per square meter is Tanzania shillings 494.31 and any other charges, expenses and fees which the Lessor may time to time incur in connection with or in procuring the remedying of any breach the lessee of other covenants on the part of the lessee contained in this lease. The total amount per month is ***Tanzania shillings six million in words (Tsh 6,000,000/-).***

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Payment made through: -
Bank Name: ***CRDB Bank***
Account No: ***0150907278400***
Account Name: ***BRILLIANT SANITARY WARE CO LIMITED***

3. LESSEE`S COVENANTS

The lessee hereby covenants with the Lessor as follows: -

(a) To pay during the lease the rent mentioned above without default
(b) To pay charges for electricity and water consumed as per the meter readings on the basis of tariffs operated by the Lessor
(c) To pay for sanitary removal and garbage collection
(d) To use the premises for factory business only
(e) Premises or any part thereof without the written consent of the Lessor
(f) To keep own security and own stand-by Generator for their business

4. THE LESSOR`s COVENANTs

The Lessor HEREBY COVENANTS with the Lessee as follows: -

(a) To pay all statutory taxes like land rent and property tax which may be due to any government body or municipal council as per the law in respect of the demised Premises from time to time

(b) To pay to taxes authority the VAT, withholding and stamp Duty

(c) The Lessee paying the said rent hereby reserved and observing and performing all the obligations under this agreement, shall peacefully and quietly enjoy the demised premises without any interruption by the Lessor or any person claiming through them

5. NOTICE AND TERMINATION

In the event of termination of this lease, either party shall give the other party three (3) months written notice of it`s intention to so terminate the agreement

6. DISPUTE SETTLEMENT AND APPLICABLE LAW

Any dispute arising from or in connection with this agreement shall be settled amicably between the parties, failing which the aggrieved party may take legal action by way of arbitration and this agreement this lease agreement shall be governed and construed in accordance with the laws of the United Republic of Tanzania

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

SEALED and DELIVERED at Dar es Salaam
By the said **BRILLIANT SANITARY WARE COMPANY LIMITED** who is ~~known to me~~/identified to me
By LIANG KECHUN the latter being
Known to me on 01st this day of August 2025.

BRILLIANT SANITARY WARE CO. LTD
P.O. Box 10848
DAR ES SALAAM

LESSOR

In the presence of:

Name: ZHANG YANGZHI

Signature:

Occupation: Director

Name: HUANG CAIMING

Signature:

Occupation: Director

Before Me:

Name: HASSANI RAMADHANI ABEID

Postal address: P.O BOX 55755 D'Salaam

Signature:

Qualification: ADVOCATE

Hassani Ramadhani Abeid
P.O. Box 55755, Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

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SEALED and DELIVERED at Dar es Salaam
By the said **ELEPHANT PAPER INTERNANTIONAL GROUP COMPANY LIMITED** who is ~~known to me~~/identified
To me by LIANG KEHUN the latter
Being Known to me on 04th this day of August 2025.

ELEPHANT PAPER INTERNATIONAL GROUP COMPANY LIMITED
P.O. Box 42450
DAR ES SALAAM

LESSEE

In the presence of:

Name: ZHANG HUIJUN
Signature: 張惠君
Occupation: Director

Name: LIANG KEHUN
Signature: 梁克春
Occupation: Director

Before Me:

Name: HASSANI RAMADHANI ABEID
Postal address: P.O Box 55755 Dar es Salaam
Signature:
Qualification: ADVOCATE

Hassani Ramadhani Abeid
P.O. Box 55755, Dar es Salaam
Advocate, Notary Public &
Commissioner for Oaths

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