

## LEASE AGREEMENT

This Lease Agreement is made on this 8<sup>th</sup> day of  
May 2025

### BETWEEN


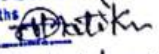
IRENE JOSEPHAT KANDEGE here in referred AND,

HAO HE RUN INVESTMENT TRADING COMPANY LIMITED here in referred

WHEREAS; the Lessor owns an apartment situated on Plot No. 277, Mawenzi Road Oysterbay within Kinondoni Municipality in Dares Salaam.

Now the LESSOR and the LESSEE agree to enter into this lease agreement under the following terms; -

1. That the Lessor owns an apartment situated on Plot No. 277 Mawenzi Road Oysterbay .
2. That the Lessee is willing to be leased apartment No. A6 at situated on Plot. No. 277 Mawenzi Road Oyster Bay for a duration of three years commencing from 8<sup>th</sup> May 2025 to 7<sup>th</sup> May, 2028
3. That the Lessor is leased apartment No. A6 at second floor situated on Plot. No. 277 Mawenzi Road Oysterbay.
4. That the rent payable to the Lessor per month is US Dollars 1,750\$ which shall pay advance of six months lump sum US Dollars 10,500\$ which the first payment shall be paid one week before the Lessor gives vacant possession of the demised apartment to the Lessee through Lessor's Account (PAYMENT DONE VIA CASH). And the remaining six months

  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign:   
Date: 20/06/2025

(6) payments shall be paid consecutively in 1 instalment of one-week before the lapse paid period of six months.

5. That apart from monthly rent, the Lessee shall pay **US Dollars 250** per month as service charges which shall be prepaid in lump sum of **Us Dollars 1,500** to the accountor in the manner which shall be directed by the Lessor before the Lessor gives vacant possession of the demised apartment to the Lessee.
6. (i). This Lease Agreement is for three-years term executed this 8th May 2025 which shall be the date of commencement and shall come to an end on 7th day of November 2025 which is also the date of delivery of possession of the demised apartment and its belongings to the Lessor.
- (ii). The Lessee may issue a notice one month of intention to renew the contract before expire of this contract.

7. That the Lessor Covenant to the Lessee as herein under; -
- a. The demised apartment is fit for human habitation at the commencement of the tenancy and will be kept fit for human habitation during the lease period equipped with;

**Electric Equipment's; -**

- i. Air Condition x4-Haier
- ii. Washing Machine- Haier 8KG
- iii. Fridge/Freezer- Haier 4 gates 605L
- iv. Electric Water Heater- Haier 80L
- v. Smoke Ejection
- vi. Ceiling fan x4

**Furniture; -**

- i. Sofa set (2P+2P+3P) & 3 Tea Tables)

  
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of making good the damage or loss occasioned by the Lessee in the manner the Lessor will deem fit and appropriate.

14. That within the last month of the lease agreement, the Lessor Personnel or Agent shall inspect the apartment and its belongings for the purpose safely handover and giving back possession of the demised apartment and its belongings in good conditions as described under this lease agreement.

**IN WITNESS WHEREOF** the undersigned, being dully authorized by respective part are executing this Lease Agreement on the day, month and the year in the manner herein under appearing; -

**FOR AND ON BEHALF OF IRENE JOSEPHAT KANDEGE (LESSOR)**

Signature... *[Handwritten Signature]* ...

Name: IRENE J. KANDEGE

Title... LESSOR ...

In the presence of,

Signature... ..

Name: .....

Title... ..

**FOR AND ON BEHALF OF THE LESSEE**

 Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: *[Handwritten Signature]*  
Date: 20/06/2023

Signature [Handwritten Signature]  
Name: JUNG MING LIM  
Title: MANAGER



In the presence of,  
Signature [Handwritten Signature]  
Name: INNOCENT J. MKENDA  
Title: COMMISSIONER FOR OATHS



  
Certified as True Copy of the Original  
**Hendrick Daniel Matiku**  
Advocate, Notary Public & Commissioner  
for Oaths  
Sign: [Handwritten Signature]  
Date: 25/06/2025