

**THE UNITED REPUBLIC OF TANZANIA
THE LAND ACT.1999
(CAP 113 OF THE LAWS)**

**LEASE AGREEMENT
BETWEEN
STANLOU PLASTIC TANZANIA
LIMITED
P.O.BOX 3311
DAR ES SALAAM**

AND

**YUAN ZHI INVESTMENT COMPANY
LIMITED
P.O.BOX
DAR ES SALAAM**

TIN-156-306-843

This agreement is made this 10 February, 2025

BETWEEN

STANLOU PLASTIC TANZANIA LIMITED, of P.O.BOX 3311 Dar es salaam (hereinafter as "the lessor") of the one part

AND

YUAN ZHI INVESTMENT COMPANY LIMITED of P.O.BOX 42450 Dar es salaam Located at Kigamboni- Gezaulole street (hereinafter as "the lessee") of the

NOW THIS LEASE AGREEMENT WITNESSES AS FOLLOWS

1. LAGREEMENT TO LEASE

The landlord here by agree to lease to the Tenant and the Tenant hereby agrees to lease from the landlord the leased premises with effect from the effective date of 10 February, 2025 and the lessee shall hold the same for the term herein below agreed.

2. DURATION

This lease agreement shall take effect on the effective date and shall endure for a period of one year effective from 10 February, 2025 and shall end on 10 February, 2025 renewable subject to mutual agreement.

3. CONSIDERATION

In consideration of this agreement, the TENANTS binds himself to pay the LANDLORD the rent of **Tshs 3,000,000/- (To say Three Million only** per month which makes **Thirty Six Million per year (36,000,000/=)** including Withholding Tax payable in lumpsum on the signing date of this agreement. Notwithstanding the above paragraph, the **TENANT** recognizes and agrees to the following covenant

a) That the **TENANT** shall be responsible to pay all charges for telephones, electricity, water and any other utility charges which may be incurred during subsistence of the tenancy agreement period.

4. TERMINATION OF LEASE

The lease can be terminated before the expiry of the fixed period stated above by either party by giving a Thirty days (30) notice in writing or by paying one month rent in lieu of such notice. In the event that the landlord has terminated the tenancy prematurely, he is bound to return the rent received for the unexpired period of tenancy.

5. RENEWAL OF LEASE

Any party to this agreement wishes to renew this lease agreement shall issue the other party a three month notice in writing before the expiry of the contract for a period and rent review to be conducted, once the rent is agreed upon both parties a contract may be renewed on the same terms

TENANT AGREES TO THE FOLLOWING COVENANTS

- a) To pay the rent on time and in the manner prescribed in the tenancy contract.
- b) To pay all charges for power, water and any other utility charges which may be incurred during the period of tenancy as provided under paragraph (3) of this agreement.
- c) At all times to keep the said premises in good working order, repair condition throughout the said term.
- d) To make good any stoppage or damage to the drains which shall be caused by negligence of the tenant servant, or visitors unless the tenant shall prove the contrary to the satisfaction of the landlord, thus the cost of making good the same shall fall on the Landlord
- e) Not to make any structural alterations to the premises without first obtaining consent from the Landlord.
- f) Not to do or allow to be done on the premises any act or thing which may be illegal or cause, damage, annoyance and/or injury to the neighbors, Landlord or other Tenants and visitors.
- g) Not to assign, sublet or enter the premises upon appointment and all reasonable hours in the day time for the purpose of viewing the condition thereof and in the case of emergencies. To keep and maintain the said premises in clean and orderly condition.

PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED THAT

- A. The Landlord shall not be able for any loss, damage or injury to the tenant, servants or licensees due to any cause beyond the landlord's control. In case of any dispute between the parties the same shall be referred to court/land Tribunal in accordance with the laws for the time being in force in the United Republic of Tanzania.
- B. Either party may terminate this lease by giving to the other party thirty days (30) notice or repayment of one (1) month rent in lieu. In any event, should any party desire to

terminate and/or handover the premises at the end of the lease period or for any other reasons, the party must give three months notice to enable both parties to make a joint inspection of the property three months before in order to identify any defects to be rectified including painting of the interior all round with three coats of a shade to be indicated by the landlord.

IN WITNESS WHERE OF: Parties hereto execute these presents in the manner and on the days and year hereinafter appearing.

SIGNED and DELIVERED by the said,
STANLOU PLASTIC TANZANIA LIMITED
Who is known to me personally identified to me.
known to me personal on this
.....the later being known to me personal
on this 10 February, 2025

LESSOR

BEFORE ME:

Name: Erasmus D. Buberwa
Signaling: Advocate
Address: P.O. box 75444 DSM
Qualification: Advocate



SIGNED and DELIVERED by the said,
YUAN ZHI INVESTMENT COMPANY LIMITED
Who is known to me personally identified to me.
known to me personal on this
.....the later being known to me personal
on this 10 February, 2025

LESSEE

BEFORE ME:

Name: Erasmus D. Buberwa
Signaling: Advocate
Address: P.O. box 75444 DSM
Qualification: Advocate

