

LEASE AGREEMENT

MADE THIS 1ST DAY OF JANUARY 2025

BETWEEN

ZHU JIANFENG of P. O Box 42450 DAR ES SALAAM (Hereinafter referred to as "the Landlord") of the one part.

AND

HOPA CURTAINS LIMITED Of P. O Box 42450 PWANI (hereinafter referred as "the Tenant") of the other part.

WHEREAS the Landlord is the lawful owner of the property subject matter of this Agreement situated at PWANI, MKURANGA, DUNDANI PLOT 38, BLOCK F LO NO 1298125C (hereinafter the property).

AND WHEREAS the Landlord is desirous of letting out the Tenant and the Tenant is desirous of letting from the Landlord the property under the terms hereinafter appearing;

NOW THEREFORE it is agreed by and between the **LANDLORD** and the **TENANT** as follows:

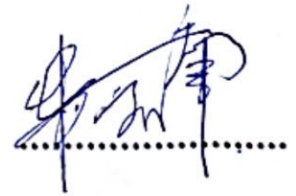
1. That the rent of Tanzania Shillings 2,200,000 per months fo a year is 26,400,000 and for threee years is 79,200,000
2. That lease period is three years commencing on the 1st of January 2025 and therefore ending on the 31st of December 2028;
3. By signing this Agreement, the lessor hereby confirm receipt of initial payment of one year rent.
4. That this agreement can be renewed after its expiry upon agreement of both parties;
5. In addition to what has been stated above the tenant shall;

- a) Bear and discharge all charges in respect of water, guard and insurance of their properties if any, and any other like service in his favor during the tenancy;
 - b) Build the wall fencing the lease plot, level the premises by filling the land where necessary, drill the hole and build water tank, connect three phase electricity using his own costs;
 - c) Keep the land in tenable repair and condition throughout the lease term and without any alteration except such alterations as shall be authorized in writings by the Landlord. Provided that normal wear and tear is accepted.
 - d) Not assign, sublease or part with the possession of the premises or any part thereof without the written consent of the Landlord.
 - e) At the expiration of the lease period, quietly yield the premises in good and in substantial repair and condition.
 - f) Observe every implied obligation/covenant of a tenant in a tenancy agreement except that whose observance will or is likely to conflict with any of the terms herein contained.
6. In addition to what has been foretasted, the Landlord shall allow the Tenant enjoy a peaceful tenancy during the lease term without any interruption.
7. In the event that the tenant shall be desirous of vacating the house either before or upon the expiry of the term hereby created, then it shall give a written notice of termination at least three months to the Landlord and upon expiry of such notice, the contract shall be there and then determined. If the landlord shall not be desirous of renewing the term hereby created he shall inform the tenant of its intention not to do so by giving the Tenant a written notice of at least three months. In the absence of any notice, the contract shall be renewed for a further period of the same duration and under the same terms:

8. That the Landlord shall handover the property to the Tenant immediately after the signing of this agreement that is on or before the commencement of this agreement. From the moment hand over of the property is done, the Tenant shall be free to conduct any repair as it will think fit to suit its businesses;
9. The Landlord shall pay all taxes connected to the property.
10. That at the end of the lease period hereby created or its extension, if any, the Tenant shall hand over back the property to the Landlord. At the time of handover, the Tenant shall not remove any material (including materials fixed by the Tenant by way of repair) of a premature nature. Provided that in deciding which material is of permanent or not, the materials used as tools of work shall not be taken to be materials of a permanent nature.

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

SIGNED and DELIVERED at Dar es Salaam
by the said **ZHU JIANFENG**



who is personally known to me in my presence
this 1st day of January, 2025.

LANDLORD

BEFORE ME:

Name : Basilisa Claud Mwakimbwala
Signature : B. Claud
Address : 74 Morogoro
Qualification : Advocate



SEALED by **COMMON SEAL** and
DELIVERED at Dar es Salaam by the said
HOPA CURTAINS LIMITED

who is personally known to me in my presence
this 1st day of January, 2025.



BEFORE ME:

Name : Basilio cloud Mwakimbwala
Signature : B. cloud
Address : 74, Morogoro
Qualification : Advocate

