

LEASE AGREEMENT

BETWEEN

**GS COMMERCE COMPANY LIMITED
(LESSOR)**

AND

HUIYANG COMPANY LIMITED

(LESSEE)

located at No. 18, VIGWAZA Plot, Binhai Province

LEASE AGREEMENT
MADE THIS 1st DAY OF
January 2025

BETWEEN

GS COMMERCE COMPANY LIMITED of DAR ES SALAAM (Hereinafter referred to as "the Landlord" of the one part.

AND

HUIYANG COMPANY LIMITED, of P.O BOX. 25630 DAR ES SALAAM 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 PLOT NO18,VIGWAZA,BLOCK B.

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

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

1. That the rent of Tanzania Shillings Two Million per months 2,500,000 per month, the Landlord hereby rents the Tenant the Land

That lease period is Three years commencing on the 1st of January 2025 therefore ending on the 1st of May 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 insurance of their properties if any, and any other like service in h favor during the tenancy;

b) Build the wall fencing the lease plot, level the premises by filling the 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 ant 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 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 a 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 at repair as it will think fit to suit its business;

9. The Landlord shall pay all taxes connected to the property.

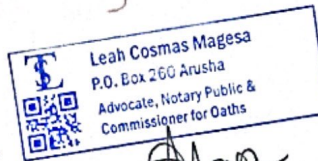
10. That at the end of the lease period hereby created or its extension if any, the Tenant shall hand over back the property to the Landlord. The time of handover, the Tenant shall not remove any material (including materials fixed by the Tenant by way of repair) of a premature nature. Provided that 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 this Lease the day and year
above written or have caused this Lease to be executed by their respective officers
hereunto duly authorized.

SEALED with the COMMON SEAL of the said
GS COMMERCE COMPANY LIMITED
And DELIVERED at DAR ES SALAAM
in the presence of us
this 1st day of Jan 2025



Name: SHI YOUQING
Signature: [Handwritten Signature]
Address: P.O. Box 105035
Designation: Director

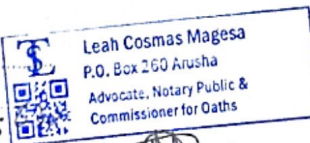


[Handwritten Signature]

SEALED with the COMMON SEAL of the said
HUIYANG COMPANY LIMITED
And DELIVERED at DAR ES SALAAM
in the presence of us
this 1st day of Jan 2025



Name: LEI MIYUAN
Signature: [Handwritten Signature]
Address: P.O. Box 25
Designation: Director



[Handwritten Signature]

LESSEE