

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 25th day of November, 2025, by and between:

MRS. ZENA ATIUMANI MFINANGA, of P.O. Box. 30112, residing at **Mali Moja, Kibaha, Pwani** hereinafter referred to as the "LANDLORD" (LESSOR), of the first part;

AND

SINO DKM COMPANY LIMITED, a company duly registered under the laws of the United Republic of Tanzania, having its registered Certificate No **182885835, P.O. Box Mwenge, Dar es Salaam**, herein referred to as the "TENANT" (LESSEE), of the second part.

WHEREAS: The Landlord is the lawful owner and in possession of a parcel of land situated at Vitendo, Misugusugu, Kibaha, Pwani, measuring approximately Three Thousand Square Meters (3,000 sqm).

AND WHEREAS: the Tenant has approached the Landlord for the purpose of leasing the said parcel of land for industrial activities.

AND WHEREAS: The Landlord has agreed to lease and the Tenant has agreed to take on lease the said parcel of land on the terms and conditions hereinafter set forth.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. DEFINITIONS

In this Agreement, unless the context otherwise requires:

- "Premises" means the land measuring 3,000 square meters located at Vitendo, Misugusugu, Kibaha, Pwani.
- "Commencement Date" means 25th November 2025.
- "Expiry Date" means 24th October 2030.
- "Lease" means the annual rent of Tanzanian Shillings Ten Million (TZS 10,000,000).

2. DEMISE

The Landlord hereby leases to the Tenant the said Premises for a term of five (5) years, commencing on the 25th day of November, 2025, and ending on the 24th day of October, 2030, unless terminated earlier or renewed in accordance with this Agreement.

3. LEASE AND PAYMENT TERMS

3.1 The Tenant shall pay to the Landlord annual payment of TZS 10,000,000 (Ten Million Tanzanian Shillings)

3.2 The Lease shall be paid in advance, every six months.

3.3 The Lease shall be paid by Bank Transfer to the Landlord's designated account:

Bank Name: **NMB**

Bank Account Name: **ZENA ATHUMANI MFINANGA**

Bank Account number: **21210076435**

Branch: **KIBAHA**

3.4. All payments made under this Agreement shall be non-refundable except as expressly provided herein.

4. SECURITY DEPOSIT

The Tenant shall pay to the Landlord a security deposit equivalent to one (1) month's rent, refundable at the expiration of the tenancy, subject to any lawful deductions for damages, unpaid rent, or breach of contract.

5. LANDLORD'S COVENANTS

The Landlord covenants with the Tenant as follows:

- a) That the Landlord is the lawful owner of the property and has full right and authority to let the same.
- b) That the Tenant shall have quiet and peaceful possession of the premises throughout the tenancy period.
- c) That the Landlord shall be responsible for major structural repairs and defects not caused by the Tenant.

6. TENANT'S COVENANTS

The Tenant hereby covenants with the Landlord as follows:

- a) To use the premises strictly for industrial activities and not for any unlawful purpose.
- b) To keep the premises in a clean and tenantable condition.
- c) Not to make structural changes without the Landlord's prior written consent.
- d) Not to assign, sublet, or transfer the premises without written permission.
- e) To pay all utility charges, service fees, and government levies related to the use of the premises.
- f) To allow the Landlord or his agents reasonable access for inspection upon notice.

7. TERMINATION

7.1 Either party may terminate this Agreement by giving thirty (30) days' written notice to the other.

7.2 The Landlord may terminate the tenancy immediately in case of:

- Non-payment of rent;
- Use of the premises for unlawful or unauthorized activities; or
- Material breach of this Agreement.

7.3 Upon termination, the Tenant shall vacate the premises and return possession in good condition, subject to inspection.

8. RENEWAL

The Tenant may apply for renewal of the lease at least thirty (30) days prior to expiry. Renewal shall be subject to mutual agreement and may include adjustment of rent.

9. GOVERNING LAW AND DISPUTE RESOLUTION

9.1 This Agreement shall be governed by and construed in accordance with the laws of the United Republic of Tanzania.

9.2 Any dispute arising out of this Agreement shall be settled amicably; failing which, it shall be referred to a competent court within the jurisdiction of Kibaha District.

10. ENTIRE AGREEMENT

This document constitutes the entire Agreement between the parties and supersedes all prior oral or written communications.

11. EXECUTION

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

SIGNED BY THE LANDLORD:

Name: Z. A. M. FINANGA
Signature: [Handwritten Signature]
Date: 27/11/2025

SIGNED FOR AND ON BEHALF OF THE TENANT (SINO DKM COMPANY LIMITED):

Name: XIA FU LIN
Designation: DIRECTOR
Signature: [Handwritten Signature]
Company Seal: _____
Date: 27/11/2025

12. WITNESSES

Witness for the Landlord:

Name: _____
Address: _____
Signature: _____

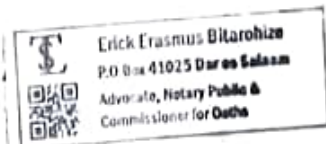
STAMP DUTY

Shs: 100,000.00 Collected
Receipt No: 9984124635293 Date: 28/11/2025

13. LEGAL APPROVAL

Name of Advocate: ERICK ERASMUS BITAROHIZEN
Law Firm: MERRICK LAW ATTORNEYS
Signature: [Handwritten Signature]
Official Stamp: P.O. Box 41025
Date: 27/11/2025

Regional Manager - Ilala Tax Region



Regional Manager - Ilala Tax Region
Date: _____
Receipt No: _____
Shs: _____ Collected

STAMP DUTY

T.V: _____
SIO: 100,000.00
COPY: 1,500.00

W.H: 500,000.00



Control No:

9984124635293



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Account Holder(s): N/A
Account Number: N/A
Commercial Bank: N/A
Account Number: 0653588999

Amount from my/our account the amount of TZS 101,500.00
Words: One Hundred One Thousand Five Hundred Only

Due Date: 28/11/2025
Account: N/A
Tanzania Revenue Authority

Account Number: N/A
VIFT Code: N/A
Control Number: 9984124635293
Taxpayer TIN: 182885835
Taxpayer Name: SINO DKM COMPANY LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Stamp Duty on Land transactions	12166481	11414102	101,500.00

Signature Date...../...../20.....
Signature..... Date...../...../20.....

Bank use only
Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

065966668



TRANSACTION RECEIPT

CEPG Bill Payment

Txn Status: Success
 Date and Time: 2025-12-02 11:17:38
 Txn Id: AB176466340/8024537758
 Ref Id: 19ade22b7633d99c
 From: SHK CORPORATION LIMITED
 From Ac: 10121567992
 Control No: 9984124657621
 Payer Name: SINO DKM COMPANY LIMITED

AMOUNT (TZS) 500,000.00

Agent: SHK CORPORATION LIMITED
 POS IMEI: 862147062328535
 Agent Branch: AZIKIWE

Thank you for using CRDB Wakala Service
 For enquiry contact: 0755197700

Control No:

9984124657621



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

(s): N/A
 N/A
 N/A
 nk: 0655120463

our account the amount of TZS 500,000.00
 Five Hundred Thousand Only

01/12/2025

N/A

Tanzania Revenue Authority

Account Number:

N/A

SWIFT Code:

N/A

Control Number:

9984124657621

Taxpayer TIN:

182885835

Taxpayer Name:

SINO DKM COMPANY LIMITED

TAX INFORMATION FOR WHICH PAYMENT IS APPLICABLE (For TRA use only)

#	Tax Description	Item Reference	GFS Code	Tax Amount(TZS)
1	Withholding Tax - Rental (Land and Building)_Individual Resident	12183954	11111125	500,000.00

Signature Date...../...../20.....

Signature Date...../...../20.....

Bank use only
 Reference number

Note to Commercial Bank:

1. Please capture the above information correctly.
2. Field 70 of MT103 carries a payment control number, must be captured correctly.

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