

LEASE AGREEMENT

THIS AGREEMENT is made on 1st day of June 2025

BETWEEN

HUAFENG INTERNATINAL INVESTMENT CO.LTD of P. O Box 31829, Dar Es Salaam
(hereinafter called the "LANDLORD") of the one part.

YI SHINE INVESTMENT COMPANY LIMITED, TIN No. 183-988-433 of Mbezi, Dar Es Salaam (Hereinafter called the "TENANT") of the other part.

- A. WHEREAS** the LANDLORD agree to lease to the TENANT shop and store premises as part of the house located at Mbezi africana (Herein after referred to as the demised premises).
- B. WHEREAS**, the TENANT is desirous and willing to rent the said premises at an agreed consideration, and upon the terms and conditions herein after set forth.

NOW THEREFORE THIS AGREEMENT WITNESSTH;

1. The lesser hereby agrees to let and the lessee agrees to make on shop and Store premises located at Mbezi africana ,for period of 6 months to operate a business for production and sales of office supplies ,tape ,stationary tape .
2. The monthly rent of 1 square meter Tshs 2,500 , for 500 meter shall be Tshs.1,250,000/=per month, the lessee shall pay Tshs. 7,500,000/= for 6 months from the effect date of 1st June 2025, ending on 31th December, 2025.
3. The lessee shall pay total amount of Shop and warehouse rent the sum of Tsh7,500,000/=
4. The Lessee shall not reclaim or retrieve any fitting of fixtures affixed by him to the premises such as door,handles and the lie,on expiration of the lease here in constituted.
5. In the event of lesser permitting the detachments or removal of any fitting or fixture. Lessee shall not repair all damage accessioned by such removal.
6. The lessee shall not erect any permanent part of the structure or suffer to be made any alterations or modification in the demised premises without prior written consent of the lesser.
7. The lessee shall not connect or install any electrical apparatus or appliance which might endanger or overload the installation of the aforesaid house or any part thereof.
8. The lessee shall pay withholding and other relevant taxes to the relevant authorities.
9. All year rates, taxes and assessments payable in respect of the aforesaid plot shall be done by lesser.

10. Upon observing all the covenants and conditions herein before stipulated the lessee shall enjoy peaceful occupation of the demised premises without any interruption by the lesser or any other person claiming on his behalf.

12. The lessee is free and has been granted permission by the lesser to bring or get the security personal to guard his premises and indemnifies the lesser of any theft and damages arising on the said premises, the signing of this agreement.

IN WITNESS WHEREOF the parties, herein to set their hands, this 01st day of May 2025.

SIGNED and DELIVERED by the
Said HUAFENG INTERNATIONAL
INVESTMENT CO.LTD

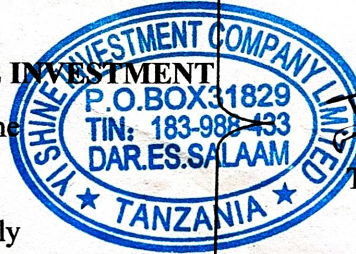
Identified to me personally / introduced
to me by.....the later being known to me
Personally this 1 day of June 2025



Handwritten signature
.....
LANDLORD

SIGNED and DELIVERED by the
Said WANG CHANGYING for YI SHINE INVESTMENT
COMPANY LIMITED who is known to me

Personally / introduced to me by
.....the later being known to me personally
this 01 day of June 2025




Handwritten signature
.....
TENANT

BEFORE ME:

NAME Lucy Henry Mushi
SIGNATURE *[Signature]*
ADDRESS 41025, DSM
QUALIFICATION: Advocate




STAMP DUTY
TSh 900,000/= collected
Receipt No. 9984122522960 09/06/25
Regional - Manages Tegeta Tax Region



TANZANIA REVENUE AUTHORITY

ISO 9001: 2015 CERTIFIED

Tax Payment Slip

Name of Account Holder(s): N/A
 Bank Account Number: N/A
 Name of Commercial Bank: N/A
 Mobile Phone: 0765998997

Please transfer from my/our account the amount of TZS 900,000.00
 Amount in Words: Nine Hundred Thousand Only

Value Date: 09/06/2025
 To: N/A
 Tanzania Revenue Authority

Account Number: N/A
 SWIFT Code: N/A
 Control Number: 9984122522960
 Taxpayer TIN: 183988433
 Taxpayer Name: YI SHINE INVESTMENT 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 Other than Sales of Revenue Stamp	761651622	11610127	150,000.00
2	Rental Tax	761651635	11310101	750,000.00

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.